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City General Plan *Linda B*
East of Ledgewood Creek

**CENTRAL
SOLANO
COUNTY
PLANNING
A R E A
CALIFORNIA**

**FAIRFIELD -
SUISUN CITY
AND
GREEN VALLEY
CORDELIA**

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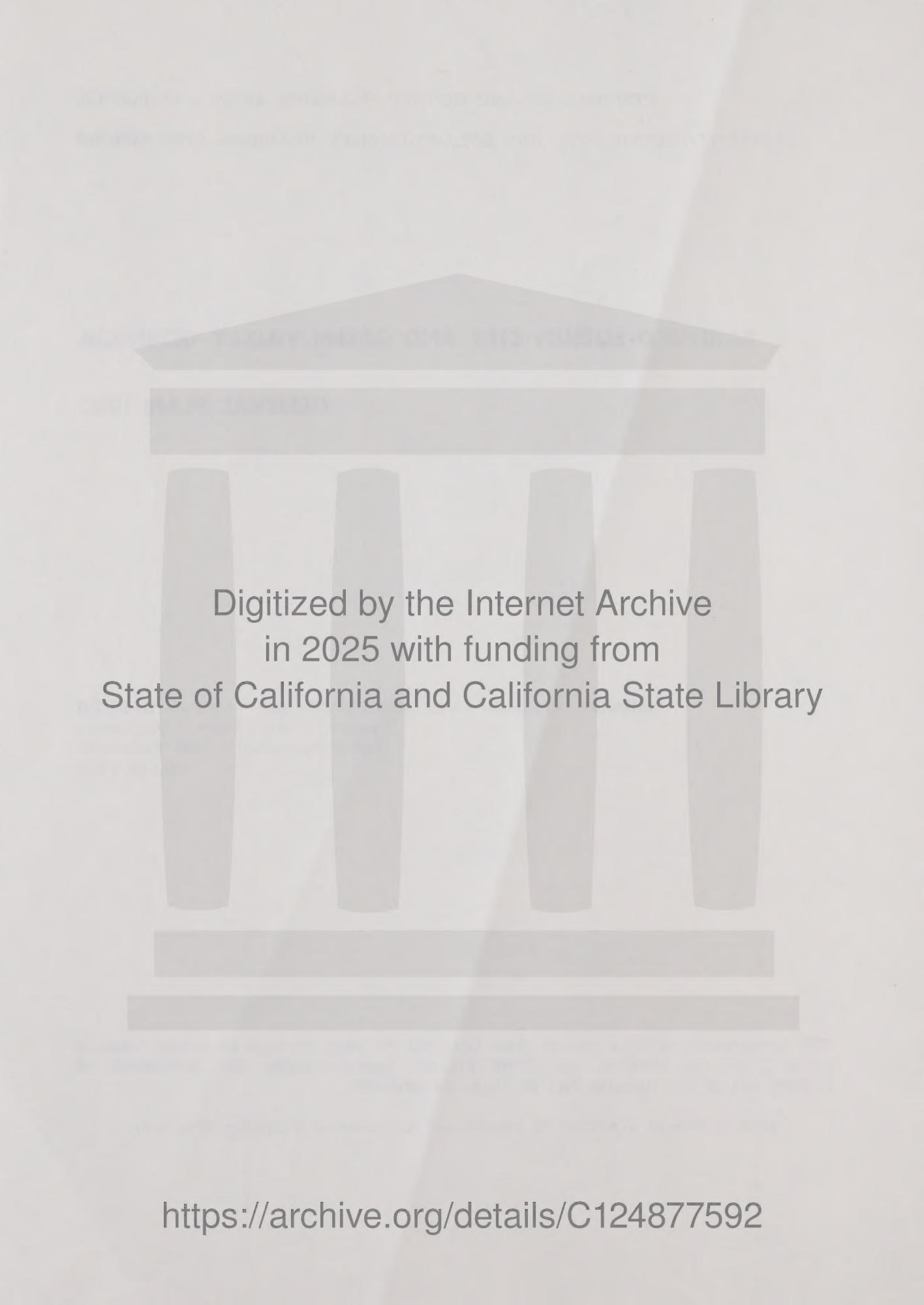
CENTRAL SOLANO COUNTY PLANNING AREA, CALIFORNIA
FAIRFIELD - SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS

FAIRFIELD-SUISUN CITY AND GREEN VALLEY-CORDELIA
GENERAL PLAN 1985

SIMPSON, STRATTA AND ASSOCIATES and KARL H. BARUTH
Planners Architects Engineers
325 Fifth Street San Francisco
March 1967

The preparation of this report was financed in part through an urban planning grant from the Housing and Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.

This is one of a series of reports on the General Planning Program.



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Purpose of the Report

This is the final report in a series concerned with the future development of the Central Solano County Planning Area.

The first report, Economics and Population Forecasts, was issued in November, 1965. The Preliminary Area General Plan, 1985, issued in December, 1965, formed the second report. A Zoning and Subdivision Ordinance Review for Fairfield and Suisun City was issued as the third report in March, 1966.

The Consultant submitted a final draft of the combined Central Solano Area General Plan, 1985 and the Fairfield-Suisun City and Green Valley-Cordelia Plan, 1985 in May, 1966. This fourth report presented a final version of the Preliminary Area General Plan. In addition, it provided detailed proposals for all of the urbanizing areas within the Central Solano County Planning Area.

This is the final revision of the report issued last May. Part I deals with the Central Solano County Planning Area, a total of 153,000 acres. Part II studies in greater detail the Fairfield-Suisun City and the Green Valley-Cordelia urban areas.

The General Plan

WHAT IS THE GENERAL PLAN?

The General Plan is a guide to orderly growth and change within the planning area. The plan's proposals provide a framework for the coordinated solution of problems of urban development. The proposals of the plan should assist the activities of developers, businessmen, government officials, and all citizens of the area.

The plan establishes the pattern for growth for a twenty year period. This length of time has been chosen because a longer time period would make projections and predictions difficult or impossible, and a shorter period of time would not be long enough to prepare for certain major projects.

The plan is comprehensive and attempts to interrelate all human activities. As a statement of public policy, it attempts to reflect the desires of the present population and the needs of future populations. As a guide for physical development, the plan takes into account the social and economic needs of the people.

REGIONAL SETTING

Solano County, California, in which the Central Solano County Planning Area is located, is one of the nine counties comprising the San Francisco Bay Area. The Central Solano County Planning Area is located on the northern edge of the Bay Region (which, in 1960, was the sixth largest metropolitan area in the nation), and on the western edge of the Great Valley of California. This large interior valley consists of the Sacramento Valley in the north and the San Joaquin Valley to the south; the drainage of the Sacramento and San Joaquin Rivers forms a unique inland delta before entering the San Francisco Bay.

The Central Solano County Planning Area is 239.2 square miles (153,000 acres) and is located 40 miles northeast of San Francisco and Oakland and 42 miles southwest of Sacramento, the State Capitol.

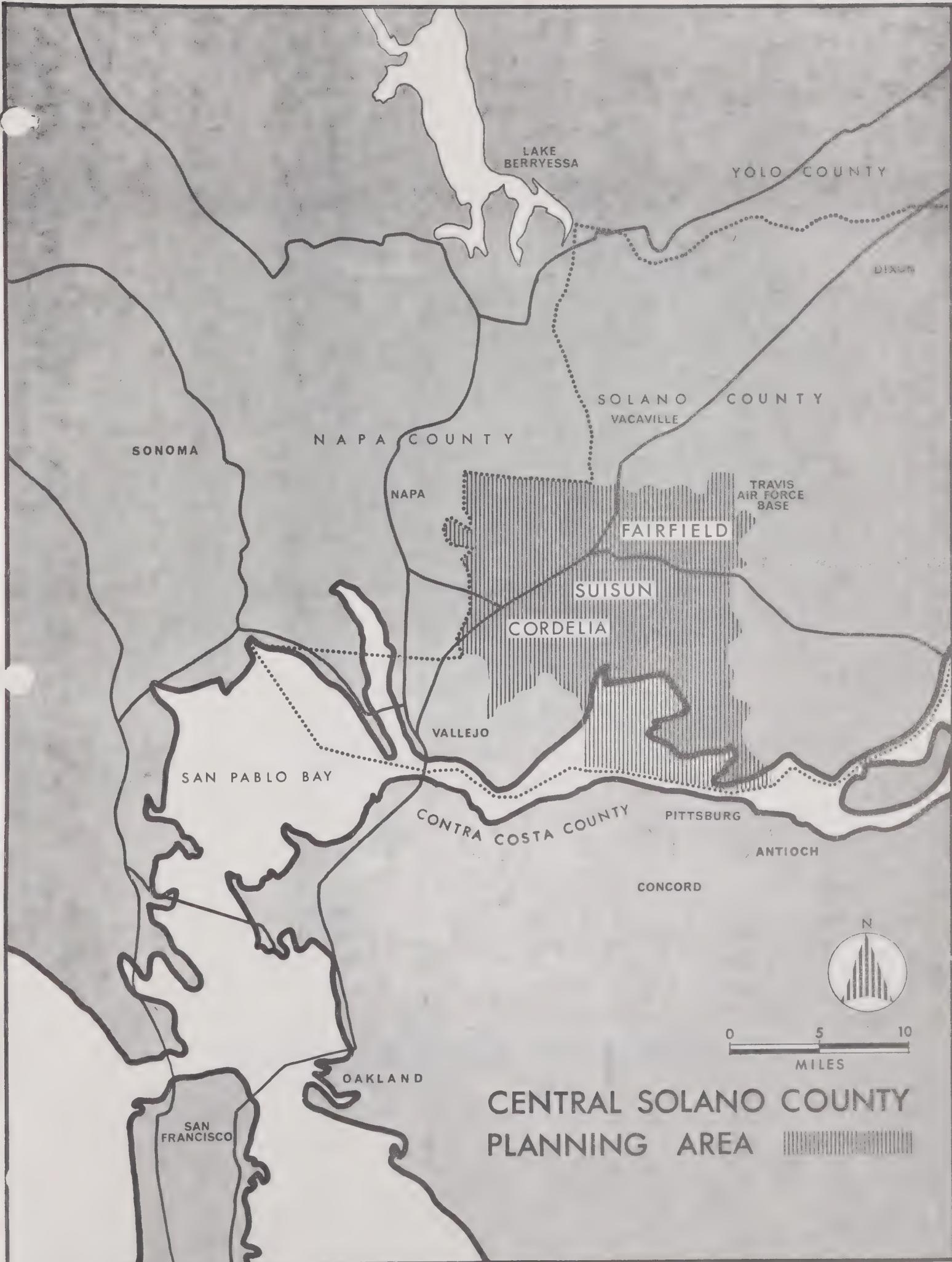
POLITICAL BOUNDARIES

The Central Solano County Planning Area is located within the County of Solano. The southwestern boundary of the planning area separates the area from the City of Vallejo and the South Solano County Planning Area. To the north, the western boundary of the planning area is the political boundary separating Napa County from Solano County. The western half of the northern boundary is also a portion of the Solano-Napa County line. The balance of the northern boundary of the planning area is an irregular line that separates it from the northern portion of Solano County.

Travis Air Force Base is located along the eastern boundary of the Central Solano Planning Area. The rest of the eastern boundary proceeds to the south along sloughs and through the marshlands to the intersection of the boundaries of Solano County, Sacramento County and Contra Costa County. The southern boundary is the center of the estuary and is the boundary between Solano County and Contra Costa County.

Political jurisdictions within the planning area consist of the City of Fairfield and Suisun City, as well as numerous special purpose districts such as school districts and reclamation districts.

Part II of this report deals in detail with the urbanizing portions of the planning area, including Fairfield, Suisun City, Green Valley and Cordelia.



CITIZENS' COMMITTEE RECOMMENDATIONS

CITIZENS' COMMITTEE RECOMMENDATIONS

Why Should Citizens Participate in the Planning Program?

In a democratic society like ours, the comprehensive planning of Central Solano County will achieve its objectives only to the degree that each citizen grasps the problems of the area and participates, to the fullest extent, in community life. An effective planning program, therefore, includes active citizen concern with the questions confronting orderly development of his community, discussion of alternatives and full support of adopted programs.

In order to assure community discussion, understanding and participation, it is necessary to bring citizens who are not in official positions in planning into some effective relationship with the official activities of plan formulation. There are several ways in which the citizens of the area can actively participate in the planning process:

1. Assist the Planning Commissions and Consultant in interpreting the thinking of the communities.
2. Collaborate in the development of the various phases of the comprehensive general plan.
3. Discuss and inform other citizens as to the purpose and goals of the plan.
4. Provide organized support for adopting and carrying out the plan.

The Committees

Nine Citizen Committees have been organized by Solano County and the Twin-Cities. The committees are (alphabetically):

- Agriculture and Industry
- Air Force

Codes and Ordinances
Commerce
General Planning Goals
Housing
Public Facilities
Transportation and Circulation
Visual Environment

Each of the nine committees met at the Fairfield or Suisun City Hall or at the Solano County Court House between February and April in 1965. Each committee had six meetings.

The committee reports were sent to the Steering Committee. The Steering Committee was selected from the membership of the Fairfield and Suisun City Councils and Planning Commissions and the Solano County Board of Supervisors and Planning Commission. The Steering Committee met twice in City Hall, Fairfield (May 29, 1965 and July 15, 1965) to receive the nine reports and send them on to the Planning Commissions.

On September 23, 1965, at a joint meeting of the Solano County, City of Fairfield and Suisun Planning Commissions in City Hall, Fairfield, the reports were reviewed. It was the recommendation of those present to endorse in general the reports as outlined with two exceptions (Commerce and General Goals Committee).

The following recommendations are thus the result of about sixty public meetings held in the City Halls of Fairfield and Suisun City and in the County Courthouse.

The following recommendations of the various committees are presented in their original form.

Agriculture and Industry Committee

MR. GEORGE OLSON, CHAIRMAN

The question of preserving agricultural soil for agricultural use was the topic of most interest to the members of the committee who were predominantly agriculturally interested. None of the members considered themselves well enough informed to take up the policy questions regarding Industry. It was the general opinion that the Chambers of Commerce and the Industrial Development Agency were making thorough studies of sites and conditions connected with the potential development of industrial activity.

Since the question of preserving agricultural soil for agricultural use was foremost in the minds of the members, meetings were confined to settling that question. The committee was unable to fully agree as to whether the best agricultural soils should be protected from being used for other purposes. As a result, it was decided to take a poll of the landowners of A-10 zoned land to find out what their opinions really are.

On May 18, 1965, the date for receiving ballots was closed. At that time, 158 landowners had voted, claiming ownership of 14,957 acres of land. The ballots were studied by the secretary and the acreage of A-10 zoned land owned by each voter ascertained. The results of the poll are as follows:

Landowners in the Master Planned exclusive intensive agricultural area voted:
69 to retain the present plan 3446 acres
80 to change the plan 4794 acres

Landowners in the Agricultural-Residential zoned A-10 area of Upper Green Valley voted:

2 to be placed in Exclusive Agricultural	15 acres
7 to remain Agricultural-Residential	180 acres

There were two owners of the Paradise Valley area north of Fairfield engaged in intensive agriculture who voted:

2 to change Master Plan to Agricultural-Residential	(225 acres)
(This acreage is already included above.)	

It is the intent that this report is an impartial study of the results of the poll to be turned into the Steering Committee for further study to be used in making decisions.

Air Force Committee

MR. CURTIS A. BURGAN, CHAIRMAN

The following is the report from the Air Force Committee although it was not presented to the Steering Committee by members of the committee themselves.

There is a minimum of 30 or 40 people retiring each month from Travis Air Force Base. The maximum number is 140 people a month. Many of those who get out of the Air Force each month are approximately twenty years of age. Others have two to four years of college education in addition to valuable training that could be used in this area. If more jobs were available in this area, it would be more appealing to retiring personnel.

The Air Force Committee concludes after study of all factors that the withdrawal of Travis Air Force Base, or any large reduction in its importance, would be a tremendous economic and social impact for which there is no known or projected industry that could take its place. The continual growth of the Fairfield-Suisun area will in time lessen the importance of Travis Air Force Base to the area.

If Fairfield obtained a population of 50,000 and Vacaville 40,000, then there would be enough people concerned in services to others that the impact of the loss of the Air Force payroll would be less. The sale of property to Southern Pacific indicates promise of the future for after one industry is established, the needs of the area become substantial.

Joint use of the Travis Airport does not seem feasible but should be reconsidered in the future.

Codes and Ordinances Committee

MR. ROBERT C. THIERRY, CHAIRMAN

Sign Ordinances. Should be strictly enforced (this idea was expressed for all ordinances in general, especially building codes and sign ordinances) and should be specific. Ordinances should be updated to be firm and specific.

House-Site Ordinance. Should be set so that new housing be designed for the middle-income bracket (so that they will not degenerate in 10 to 15 years). Also, so that homes will have room for improvements, there should be a minimum house-site ordinance - such as 1,000 square feet, and if this is so, then the lot should be 6,000 square feet in accordance. Summary: Minimum house-site ordinance with maximum house-site ordinance tied in with minimum size lot (ordinance).

Minimum Size of Lots in Hilly Areas. Depends on type of hills and angles of slopes. Minimum lot size should be larger in hilly areas (this allows for privacy and non-crowding). The hilly area must be considered in determining the size.

Smaller One-Family Lot Sizes. (About 7,000 square feet) Average lot 6,000 square feet minimum is acceptable provided house is not too large for lot. Example: 6,000 square feet lot with 1,200 square feet maximum size house. Minimum size house - 1,000 square feet.

Cluster-type housing should be a minimum size house (lot) if this is to be encouraged and it should be encouraged. It is looked upon favorably and good for the community.

Trailer Parks should not be encouraged to a great extent and should be located in an area apart from residential areas. (Buffer zone needed.) Should be nice, well-kept, pleasant-looking and an asset to the community. Trailer Zone ordinance definitely needed, and there should be adequate control of trailer parks.

Review of Existing Ordinances. The committee recommends review of existing ordinance(s) concerning street widths. Streets, especially main thoroughfares, should definitely be wider. There is not enough room to park cars and leave room for two-way through traffic. Recommend cul-de-sac development.

High-Rise Apartments. (8-10 stories). Eight stories enough.....should be encouraged (4-8 stories) if well built.

Review of Mobile Homes. There should be a review of mobile homes or individual trailers installed on semi-permanent or permanent basis. Give consideration to broaden tax base.

Sale of undersized lots. There should be some regulation to prevent sale of undersized lots (with variance). Lot-split ordinance.

Portable Pool Recommendation. (Surface type) Health & Safety Code and necessary ordinance(s) to regulate usage. (Minimum: 12 ft. diameter or width and over 24 inches in depth.)

Commerce Committee

MR. LESLIE GREGORSON, CHAIRMAN

It is recognized that the appearance of the central business district is an asset to the community as it sets the image for the entire area. It is recommended that:

1. The use of parking meters be eliminated in the downtown area.

Exception

It was decided at the September 23, 1965, meeting that the question of the use of parking meters as mentioned by the Commerce Committee be left to the individual city's discretion concerning the need for meters and the feasibility of eliminating same.¹

2. The County Seat sign spanning Texas Street be removed.
3. The downtown area be beautified by:
 - a. Planting of trees in the streets.
 - b. Modernizing the entrance, both front and rear of stores.
 - c. Give some thought to beautifying entrance to the City.
 - d. Encourage installation of canopies over store fronts.

It is recognized that the industrial zoning is vital to the growth of the City and having proper areas set aside for development of industry. Industrial zoned property should be kept exclusively for industrial use and should be located in general, wherever possible, down-wind from the City.

The site of the present Sacramento Northern Railroad should be considered for a through street through town in case the tracks were ever abandoned.

A commercial strip development should be discouraged.

The inauguration of new shopping centers should be based upon the needs of the trade area with the realization that 65% of that trade area would be outside the City limits.

General Planning Goals Committee

MR. LOU PIERCE, IV, CHAIRMAN

1. The master plan should have transparent overlays projecting future growth and development of the planning area through about 1980 and 1985. Plan must also be flexible.
2. A-10 agricultural zoning should not be locked to strictly agricultural use. Zoning changes should be made on a voluntary basis. Any planned development should be allowed to be submitted to the planning commission and considered for a zone change.

Exception

It was the opinion of those present at the September 23, 1965, meeting that the principle of the A-10 Agricultural zoning should remain.² Premature urbanization should not be encouraged, and that the principle of exclusive

¹ Attended by members of the Fairfield and Suisun City and Solano County Planning Commissions, City Hall, Fairfield.

² Attended by members of the Fairfield, Suisun City and Solano County Planning Commissions, City Hall, Fairfield.

agricultural zoning, in view of recent legislation protecting farmers' interests, should be seriously considered. It was further noted that the urbanization of agricultural areas and provision for services should go hand in hand, and the urbanization of these areas should not precede provisions for the services that these areas would require under urbanization.

3. Small "hub" areas in the general planning area should not be inhibited from growth and expansion. Competition from these areas might stimulate more rapid growth in Fairfield. In these smaller "hub" areas, it might be more profitable to form service communities rather than incorporated cities.

4. Vertical expansion should be permitted; limitations thereof should be reasonable and flexible.

5. A civic center with the present picturesque court house forming an important part thereof. The Waterman Park site could be available for an area expansion. The outlying perimeter area would be ideal for attorney offices and title insurance companies, and allied offices which are attracted to and in need of being in close proximity to the County Court House and administration buildings.

6. County buildings should be consolidated at the present site.

7. A higher education center should be encouraged within the planning area. This would: (1) benefit the citizens and the city, and (2) encourage industrial growth.

8. Creation of new cities in the near future in the immediate area should be discouraged but planned development in the outlying areas could be permitted. Example of waste and duplication in the Marin area was cited as an example against new cities in the planning area. If a city does not come up in any outlying area, it could be permitted. Area needs a college to provide skilled workers.

Seven most urgent problems of the planning area are:

- a. Need industry.
- b. Four-year college.
- c. An upgrading housing program.
- d. Civic Center.
- e. Improved all-around appearance of City.
- f. Adequate municipal facilities (Pound facilities, litter control, more doctors, etc.).
- g. An attractive low-rental housing project.

Housing Committee

MR. JOHN P. BUZZINI, CHAIRMAN

The following is the report from the Housing Committee although it was not presented to the Steering Committee by members of the committee themselves.

1. The planning commissions encourage builders to submit cluster-type subdivision plans.

2. There is a definite need for low-cost housing. These homes should not be consolidated in one area but dispersed throughout the community.
3. Builders should be required, when submitting subdivision plans, to include several front elevations that will be used per block.
4. All new developments should have underground utilities.
5. Senior citizens be housed in single residential type housing rather than multiple-unit housing.
6. It would be in the best interest of the community if we mixed our age groups as much as possible for a more balanced neighborhood.
7. Improvements be reclassified so as to eliminate an increased assessment on such things as rewiring, reroofing, painting, replumbing, landscaping, etc.
8. The low-cost duplex housing in Suisun City be immediately improved, or removed. Proper landscaping would lend a great deal in this respect.
9. Residential areas can be developed containing single, duplex and multiple units in a pleasing manner. Strict control must be exercised and new concepts explored.
10. Developers should be encouraged to build multiple housing for low-cost rentals. They might be assisted by the Federal Government.

Public Facilities Committee

MRS. GINA CHAPPELL LYNCH, CHAIRMAN

The intent of the committee has been to establish by investigation and sampling of public opinion both informed and uninformed the indicated needs at present and in the foreseeable future for structures to house public activities. In regard to public parks, swimming pools and recreation areas the term "house" pertains to the amount of land needed and structures incidental to its use. The following are the recommendations of the committee. For convenience, the subject matter has been separated into categories.

Category A. Public School Buildings. While it is accepted that schools are in some instances overcrowded the situation is also considered a necessary part of the procedure of obtaining larger facilities. Support of bond issues is strongly urged and information should continue to be put before the public. Unification considered inevitable with benefits resulting. A junior high school should then be considered. School buildings will continue to play as large a part as possible in community life but capacity has largely been reached and points up the need for other facilities as recommended in another category.

It is recommended that efforts be made to encourage the junior college to locate within the planning area.

Category B. Parks, Recreation and Swimming Pool. The commendable foresight in determining the areas of potential residential development and acquiring of land for parks shown by the Recreation Commission answers the immediate need and should be continued. Public opinion indicates little interest in the marsh areas at this time. Another approach to the development of water recreation areas should be considered, as well as preservation of other areas such as Twin Sisters by the creation of a County Recreation Commission Committee to establish a county-wide recreation district. Areas to be included in this district might be:

1. Twin Sisters.
2. Lake Solano.
3. Suisun Slough south of the city.
4. Areas adjacent to the river at Rio Vista providing easier access to the water.
5. Green Valley Falls - Lake Madigan and Lake Frey, Wild Horse Creek.

The feeling is that by lease and easement the cost would not be prohibitive for such a project.

It is suggested that a second city-operated pool be considered, with adjacent park, in the area of greatest residential development.

It is recommended that a comprehensive plan for parks and overall recreation be considered for the planning area.

Category C. Hospital and Library. After consideration of all the available information, it is felt that demand will result in expansion of facilities or construction of new hospital buildings and no specific action is recommended at this time.

To best serve the interests of the community, the facilities of the main library should be physically improved, resulting in greatly augmented service. This cannot be accomplished under the present financial conditions. A small tax from the city to supplement the county tax would be a solution. To this end service clubs or civic minded groups might be enlisted to inform and educate the public as to the need and benefits as against the small "tax burden." A branch should be considered as part of the civic center only if the location were more than one mile from the existing facility.

Category D. Civic Center and Cultural Needs. For all practical purposes the opinion on the need for a Civic Center is unanimously "Yes." Equally unanimous is the opinion that existing facilities are totally inadequate and that Fairfield should develop its own. Therefore, the committee recommends the following:

1. A Civic Center should be developed as planned in an appropriate area to include immediate needs and provide for future structures, with landscaping, parking areas, etc.

2. City Hall and Chambers to take precedence in the order of construction, followed in as quick succession as possible by other facilities for city government and a Community Center-Auditorium. A community building for the use of all clubs, organizations, teens, senior citizens, etc. seems the answer to many community problems, and at the discretion of the architect, it appears feasible to consider this facility in connection with an auditorium. It is suggested that Armijo Auditorium not be considered in future planning.
3. Before the need can be generally realized by the public, an information and education program must be undertaken to show to the community the benefits of cultural outlets for young people and adults.

Investigation indicates that Fairfield would benefit from the creation of a Cultural Arts Committee under the nominal sponsorship of the city as a logical beginning of the above-mentioned education and information program and to open the way for the community's participation at a later time on a state or national level in a Community Arts Council program. The recommendation is for the formation of such a committee.

Transportation and Circulation Committee

MR. EDWIN C. COLEMAN, CHAIRMAN

CITY CIRCULATION RECOMMENDATIONS:

1. Streets running north and south.
 - a. Pennsylvania Street should be widened to four lanes, two lanes running both ways. The creek beside Pennsylvania Avenue should be covered so that its water will run under the main street.
 - b. Union Avenue should be widened to four lanes.
 - c. North Texas Street should be widened from U.S. Highway 80 (State Highway 40 intersection) south with a possible overpass, over the railroad tracks, at the Texas Street curve.
 - d. Dover Road should be widened to four lanes and extended.
 - e. Worley Road should be four lanes from Travis Boulevard to Rio Vista Highway.
 - f. Tolena Road should be four lanes from Grange Road to Highway 12.
 - g. Walters Road should be four lanes between Highway 12 and Travis Parkway.
 - h. Peabody Road should be four lanes from Travis Parkway north.
2. Streets running east and west.
 - a. Highway 12 should be widened to six lanes all the way to Interstate 80 with an overpass over the Southern Pacific Railroad Station.
 - b. West Texas Street should be four lanes from Interstate 80 (Highway 40) to North Texas Street.
 - c. Travis Boulevard should be four lanes from Interstate 80 to Walters Road with an overpass at the Southern Pacific Railroad junction.
 - d. East Tabor Avenue should be widened to four lanes from North Texas Street to Walters Road with an overpass at the Southern Pacific Railroad junction.

- e. Air Base Parkway should be six lanes from Interstate 80 to Travis Air Force Base.
 - f. Cement Hill Road should be four lanes from North Texas east.
3. It was also agreed that heavy trucks should not be permitted downtown unless they are making local deliveries.

WATER TRAFFIC RECOMMENDATIONS:

After a brief discussion, the committee agreed that deepening the channel is unnecessary. The waterways should be kept mainly for pleasure crafts. The channel may be deepened if the need arises. Mr. Coleman made the suggestion that "pleasure craft" be clearly defined so as to clear up any disputes that may arise.

Visual Environment Committee

MR. ERNEST E. LOCKWOOD, CHAIRMAN

RECOMMENDATION #1

We believe that the old Armijo High School building should be retained and maintained to preserve a valuable landmark in this community. It should be so designated.

In conjunction with the above, the present auditorium facility would also be retained and utilized as at present.

RECOMMENDATION #2

Downtown merchants are to be commended on the appearance in general of their establishments fronting on the streets in that area. The recent addition of off-street parking to the rear of the stores introduces a new aspect of customer-environment relations. In the past, the customer has gained his first impression of the mercantile establishment by looking at the impressive frontage. Today, he is very apt to be introduced to his prospective merchant by parking to the rear and seeing the most ungainly portion of that store.

A study by this committee reveals that, as prospective customers, we would be poorly impressed by a first look at the rear end of most stores in the downtown area. Perhaps this could be a factor in the decision by the customer as to where to seek his wanted merchandise.

It is recommended that a form letter be prepared and mailed to the above merchants asking one pertinent question - "What may I, as a merchant, do to improve the appearance of the rear "frontal" area of my establishment?"

RECOMMENDATION #3

The twin-cities community has one outstanding feature of geographical interest and acclaim which is readily identifiable and apparent to all passers-by - that is Twin

Sisters area. This feature is a part of this community and this committee brings to you the broad recommendation that you take appropriate and immediate action to begin making of this area a regional park. It is requested that a thorough investigation be made on state and federal funds available for promoting a regional park.

We feel that the above can be best accomplished by applying for and making use of federal and state allocated funds; perhaps in the final analysis it will be determined that this should be a State Park.

RECOMMENDATION #4

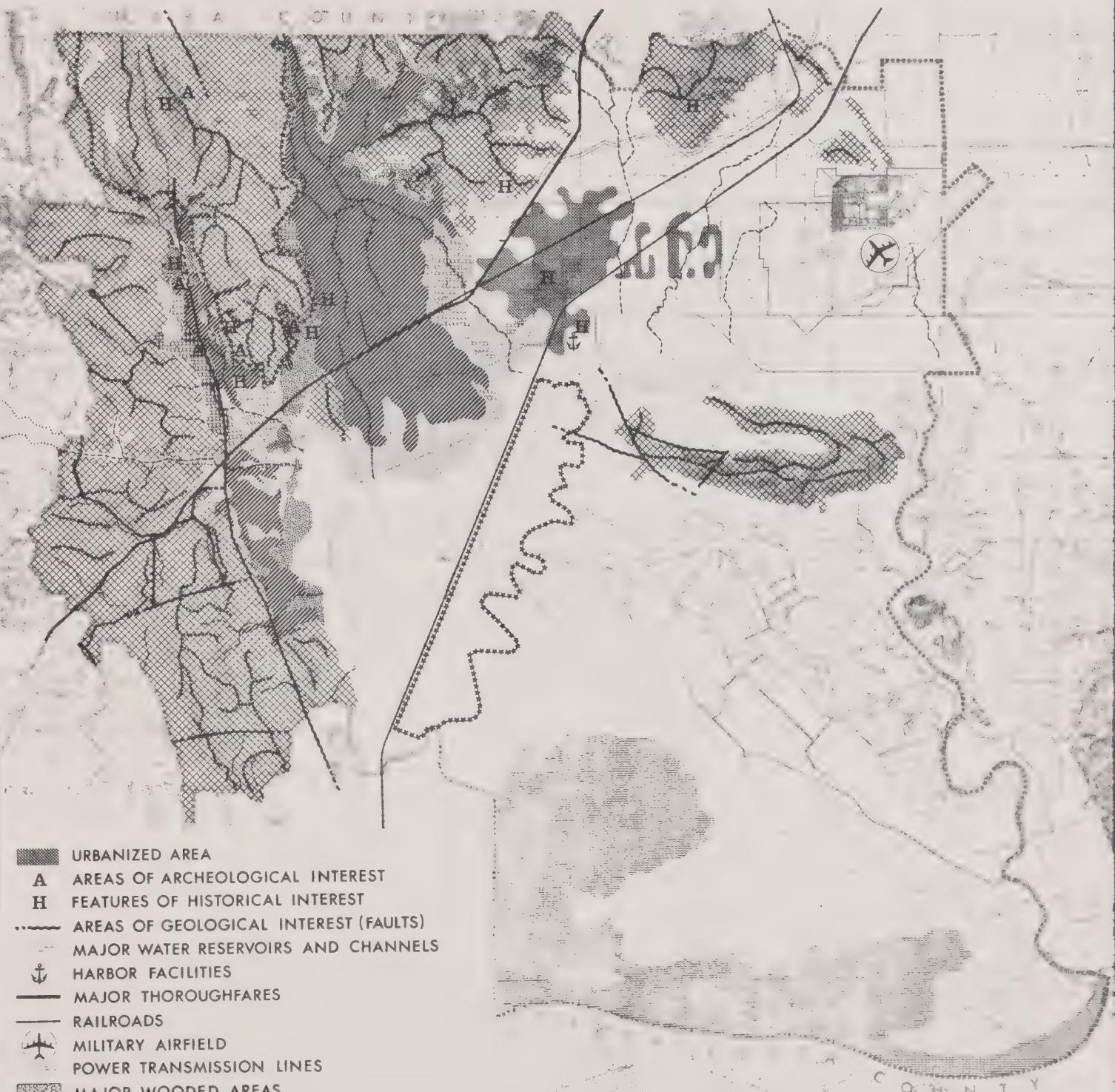
The Visual Environment Committee also recommends to the Steering Committee that an ordinance be enacted for the City of Fairfield and for the City of Suisun providing for the underground placement of all utility lines in all new developments, including sewer, water, gas, telephone, television distribution systems and electric power lines operating at 15,000 volts and less, including street lighting wires between lighting poles.

This recommendation must not be lightly regarded. It is timely. It is important to all the people of this community. It should be acted upon immediately so that the results will sooner be interpolated into: (1) human lives rescued from death, (2) a community of homes and industry to which you and I will be able to point with pride and say, "That is my community and I am helping to make it a safer place to live and to help make it a more beautiful place in which to live."

BACKGROUND FOR PLANNING

CENTRAL SOLANO COUNTY PLANNING AREA * CALIFORNIA

FAIRFIELD-SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



LANDSCAPE FEATURES 1965

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SIMPSON, STRATTA & ASSOCIATES and KARL H. BARUTH
PLANNERS, ARCHITECTS, ENGINEERS
325 FIFTH STREET • SAN FRANCISCO 7, CALIFORNIA 94107 • TEL. EXbrook 7-1712

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1959, AS AMENDED

ECONOMICS AND POPULATION FORECAST

BACKGROUND FOR PLANNING

Historical Development of Central Solano County

Solano County is one of the 27 original California counties created in 1850. It was named in honor of Chief Solano, a Suisun Indian. Almost the entire Suisun tribe was killed in a horrible massacre in 1817.

In the decade before the gold rush, extensive Mexican colonization of Northern California proceeded under General Mariano Guadalupe Vallejo. Many settlers brought to California by the gold rush in 1849 settled here to raise fruit and graze sheep and cattle. The City of Fairfield was established in 1857 when Captain R. H. Waterman of Fairfield, Connecticut and A. E. Ritchie offered Solano County about 16 acres of land north of what is now Suisun City, provided the officials would move the county seat to the site and call it "Fairfield." The County agreed, and the town site was surveyed and the plat filed for record on May 16, 1859.

There was early rivalry between Fairfield and Suisun City. The first depot of the Central Pacific Railroad was situated in Suisun City, founded in the 1860's. As Fairfield expanded and grew, the residents of the County Seat objected to journeying to Suisun City to board a train. The Southern Pacific depot was then placed midway between the cities.

The completion of the railroad between Sacramento and Benicia (now the "Sacramento Northern") in 1879 provided good transportation for passengers, fruit crops and cattle. Suisun City became a freight division point for the Southern Pacific Railroad and the junction of a branch line of this railroad extended to Vallejo and Napa. The area progressed slowly and steadily through the years as an agricultural center with the railroad playing an important part in the community's growth.

The most significant recent economic factor in the area was the development of Travis Air Force Base in 1943. From the time of its inception as an Air Transport Command Base in 1943 (a predecessor of the Military Air Transport Service -

MATS), Travis expanded in both size and number of functions. In 1949 it was reassigned to the Strategic Air Command (SAC). This lasted until 1958, when MATS was again assigned primary command of the base. Both Fairfield and Suisun City have increased in population with the growth of Travis Air Force Base.

Landscape Setting

The landscape of the Central Solano County Planning Area is quite diversified. A little more than a quarter of the area consists of hills that rise to a maximum elevation of 2,200 feet. Another quarter of the planning area (in the south and southwest) is a marshland located around Suisun Bay. The western portion of the planning area is productive farmland; the central portion has the greatest urban area.

Climate

The climate is classed as mild with an annual average temperature of 60 degrees. The prevailing west-southwest winds (with a mean hourly speed of 10 to 15 mph) tend to temper the climate. Due to the location in relation to the interior valley, summer temperatures can reach the nineties, and winter temperatures are lower than those around San Francisco Bay, a few miles away.

TABLE 1: CLIMATE

Period	Average Min.	Temperature Mean	Temperature Max.	Rain Inches	Humidity Max.	Humidity Min.
January	40.4	48.8	57.5	5.34	85	62
April	43.6	53.7	63.8	1.86	52	58
July	53.6	66.7	79.9	--	60	52
October	54.7	68.3	82.0	0.99	68	50
Year	48.8	59.4	70.8	23.79	66	55

Source: Fairfield-Suisun Chamber of Commerce, 1963.

ECONOMICS AND POPULATION FORECAST

Assumptions

The subsequent forecast of economic and population growth is an estimate. The predictions described below present the most accurate picture of the future possible at this time. In order to make forecasts and reach some conclusions, it has been necessary to rely upon certain assumptions, as is always the case when future conditions are evaluated. These assumptions follow:

1. The world will avoid nuclear war and "conventional" war of considerable magnitude or duration.
2. Travis Air Force Base will continue at the current level of operation with some growth through the years to 1985, after adjustment to changing conditions.
3. Our economy will continue to advance at its current rate or even at an increased rate.
4. There will be no radical turns in our political and social philosophy.
5. Technology will continue to develop along present lines (computers, automation, electronics, aerospace, medicine, etc.).

All dollar figures and corresponding sales volume estimates are based upon the current level of purchasing power and the value of the dollar. Projections (unless otherwise stated) have been made on this basis and are not adjusted for any possible change in values.

If any of these assumptions are altered radically, it may be necessary to revise the results of this study in light of changed conditions.

Economy of the Area

The Economics and Population Forecast was prepared in November, 1965, as a separate volume in this series of planning reports. It provides a basis for the policy-making decisions with which the Area General Plan 1985, Part I of this report, is

concerned. (Copies can be seen at the Solano County Planning Commission Offices or at Fairfield City Hall or Suisun City Hall.) Throughout the text of the Area General Plan (particularly the sections on Human Activity Patterns and Public Utilities) the Economics and Population Forecast is employed, and pertinent material is reproduced accordingly.

The economy of the area is expected to expand continually over the next 20 years. Serious problems may occur if Travis Air Force Base unpredictably reduces its operation without a corresponding increase in industrial development in the area. The over-all economic outlook is, however, quite favorable; for the most part the problems encountered will be those usually associated with growth and development.

The following conclusions outline the summary of findings and recommendations of the Economics and Population Forecast.

TRAVIS AIR FORCE BASE: Travis Air Force Base is most important to the economy of the area. Best available evidence indicates that it will continue to hold an important position within the defense establishment. Active promotion for development of economic base activities in the private enterprise sector of the economy is essential in order to minimize the economic effect should Travis be unpredictably deactivated.

INDUSTRIAL POTENTIAL: The industrial development potential appears to be quite favorable. Advantage should be taken of the large amount of land near Travis Air Force Base that is especially suited for space-age industries. They would benefit from the locational characteristics.

WHOLESALE: The Central Solano County Planning Area is expected to grow in wholesale employment and sales due to the rapid growth of the area.

RETAIL; AUTOMOTIVE SALES AND SERVICES; SELECTED SERVICES: Although the area is saturated for retail activities at the present time, a predictable increase in total population and in per capita expenditures should make the outlook quite good for the next decade for both retail sales and for various services.

OFFICE SPACE: The requirement for professional services is at present very low when measured on a per capita basis due to the large percentage of military population and their dependents, who enjoy government services on the Air Force Base. As the civilian population percentage increases over the next decade, we would expect to approach a more "normal" requirement for professional services.

COMMERCIAL RECREATION FACILITIES: There will be an increasing market for commercial recreational facilities because of the general population increase and because of a general per capita increase in demand for these facilities.

EMPLOYMENT: A 20-year employment projection has been calculated that indicates an increase in the number of workers in all categories except agriculture. A large increase in the percentage of workers in industry is projected. Other categories will have smaller changes in percentage of total employed.

HOUSING AND BUILDING PERMITS: It is anticipated that the present trend of increasing percentage of multiple family units in Fairfield will continue, at least until

approximately one half of all dwelling units are multiple family. Residential construction will continue to be an important segment of the economy of the planning area.

PUBLIC FINANCE: The local government has been operated on a sound fiscal basis and has been very well managed. The large percentage of military population has resulted in a low per capita assessed valuation and low sales tax revenue per capita. As the civilian percentage of the population increases, these values will more nearly approach norms for the State.

AGRICULTURE: At the present time, agriculture is extremely important. It is proposed that measures be taken to preserve and enhance this important economic base activity so that production may continue at present levels. Agriculture will decrease proportionally as other activities increase.

REGIONAL RECREATION: Regional recreation and conservation are becoming more and more important to the American public. Recreation and conservation areas have very great direct and indirect economic benefits: they help to induce new industries and population to locate in an area. The planning area has two major recreation areas that should be preserved, conserved and developed.

TRANSPORTATION: The planning area is fortunate to have adequate highway, rail and water transportation, but there is a deficiency in air transportation facilities that should be overcome in the relatively near future.

POPULATION CHARACTERISTICS AND FORECASTS: The forecast of population is a very carefully prepared estimate based on reliable data and reasonable assumptions. The planning area will increase in population from the present 50,000 to 130,000 by 1985. This projection is conservative, for it assumes protection of the best agricultural lands from urban development and assumes only a modest increase of personnel at the Travis Air Force Base. The communities of the Central Solano County Planning Area are by far the fastest growing in the County. They will continue their high rate of population growth beyond 1985.

Population Characteristics and Forecast

The first twelve tables of the Appendix provide basic background information and are presented in order to establish a comparative basis for reviewing the planning area projections. Tables I and II project the population of the United States. Tables III and IV break the U.S. data down by age groups. Table V studies the U.S. population living in urban places. Table VI shows the household size in the U.S. for a forty year period and Table VII gives life expectancy data; both tables are essential for long range calculations. Table VIII compares the population of California and the United States with the population of three neighboring states. Table IX presents actual and projected population changes in California from 1950-1975. Tables X and XI consist of judgment projections of the California population. Table XII compares Bay Area fertility rates with the rest of California and with the United States.

GROWTH

The rapid growth of Solano County in the last few decades (shown in Table 2) is part of the phenomenal growth of the San Francisco Bay Area, California and the United

States. To visualize the part Solano County will play in the future, see the map, Major Urban Complexes, State of California, 1990. The county's population almost tripled between 1940 and 1955, jumping from 50,000 to 125,000; in mid-1965 it reached about 160,000. The City of Fairfield grew from 1,312 in 1940 to 3,118 in 1950 and 14,968 in 1960 and up to nearly 21,000 by the end of 1965. Suisun City's growth is much slower and smaller. In April, 1940 the population was 706; in 1950, 946; in 1960, 2,470; and it has now reached about 3,800. The most spectacular growth of Fairfield has been reflected between 1950 and the present time. It is the seventh fastest growing city in the Bay Area, and it has shown by far the greatest population increase within the County.

According to the State Department of Finance, California's April 1965 population reached an estimated 18,756,000, an increase of more than 3 million since the 1960 census.

Population of the nine Bay counties reached 4.3 million, with Solano County showing a gain, both in numbers and in percentage, over 1960 figures. (See Table 3.)

Solano County grew at a modest and steady rate in relation to the State of California. By 1940, on the eve of World War II, 0.71% of all Californians were Solano County residents. By 1964 this figure grew to nearly 0.90%. The map, Population Diagram 1965, schematically illustrates the existing population distribution in the planning area.

A comparison of the growth of the different cities within the County is shown in Tables 4 and 5.

The portion of Solano County's population living in Central Solano County Planning Area has increased steadily since 1940 and has reached about one-third of the total County population, as illustrated in Table 6.

NORTHERN CALIFORNIA AND SOLANO COUNTY PROJECTIONS

To what degree will San Francisco Bay Counties and Solano County share in California's population increase? The State's expected increase is illustrated in Table XIII (see Appendix).

Selected population projections for four counties in the North Bay (Table XIV, Appendix) show a steep increase, especially towards the end of this century. It is assumed that the rounded mean of all projections represents a reliable figure for future population.

The population forecast for the Central Solano County Planning Area is contingent on existing projections for Solano County. Table 7 presents a selection of projections for the County by public and private agencies. The actual 1965 population was higher than some conservative 1970 forecasts, and the planning area projections in Table 8 are on the low side. The consultant's projections are considered moderate.

Population within the planning area is expected to increase by 15,000 persons from 1965 to 1970. This projection takes into account the 1960-1965 increase of 18,500.

TABLE 2: POPULATION GROWTH 1940 - 1965

Area	April 1940	April 1950	April 1960	% of Calif. 1960	April 1964	Nov. 1965
United States	131,669,275	150,697,361	179,323,175		191,334,000	---
California	6,907,387	10,586,223	15,717,204	100.00%	18,084,000	18,756,000
Northern Calif.	3,066,654	4,654,248	6,318,482	---	---	---
Bay Area (9 Counties)	1,734,308	2,681,322	3,683,939	23.15	4,338,900	---
4 North Bay Counties ¹	199,580	340,460	494,682	3.15	---	---
Solano County	49,118	104,833	134,597	0.86	159,900	165,500
Vallejo-Napa Metropolitan Area	---	---	---	---	231,700	---
Green Valley-Cordelia Fairfield-Suisun (Central Solano County Planning Area)	n.a.	n.a.	31,468	0.4	43,549	50,006
City of Fairfield	1,312	3,118	14,968	---	23,200	28,285
Travis Air Force Base ²	---	n.a.	12,801	---	15,098	16,271
Suisun City	706	946	2,470	---	3,561	3,750

¹ Marin, Napa, Solano, Sonoma Counties.² The City of Fairfield annexed Travis Air Force Base on April 1, 1966.

Source: United States Census 1960 and Supplementary Publications.

The Green Valley-Cordelia-Fairfield-Suisun Planning Area estimates for 1960 and 1964 from the 1964 Solano County Planning Commission.

The 1964, 1965 estimates for the cities of Fairfield, Suisun and the County of Solano are consultant's compilations of various sources.

TABLE 3: POPULATION INCREASE 1960-1965
9 BAY AREA COUNTIES

County	% Growth	Population
Santa Clara	38.7	891,000
Marin	28.5	188,700
Contra Costa	24.7	509,900
Sonoma	21.0	178,400
San Mateo	19.8	532,200
Solano	18.8	159,900
Napa	14.9	75,700
Alameda	13.8	1,033,100
San Francisco	1.4	750,000

Source: Department of Finance, California Population - 1965, Sacramento 1965.

The projection to 1985 is based on the assumption that in the future the Central Solano County area will continue to grow in a ratio of about 1 to 3 to the County's growth.

The average household size in Green Valley - Cordelia is a smaller family unit than reflected at Travis Air Force Base, which shows a population of 4.05 per household. This is a relatively high figure as can be seen in Appendix Table XV. With the slight increase projected for households, it is assumed that households in Fairfield-Suisun will have at least 3.5 persons in the near future. Travis Air Force Base will remain at over 4 persons and Green Valley will increase to 3.4 by 1985 owing to increased urbanization of the Valley.

MOBILITY

About one-half of the great number of people moving into the County is in the urban residence category. Since Fairfield is the fastest growing city in the County (52.7% of the County's total from October 1960-1964), the main population movement is in Central Solano County.

MAJOR URBAN COMPLEXES STATE OF CALIFORNIA * 1990



CENTRAL SOLANO COUNTY PLANNING AREA • CALIFORNIA FAIRFIELD-SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



POPULATION DIAGRAM 1965

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FEET

SIMPSON, STRATTA & ASSOCIATES and KARL H. BARUTH
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TABLE 4: PERCENTAGE OF GROWTH 1960-1964
CITIES - SOLANO COUNTY

City	Per Cent of Growth
Fairfield	52.5%
Suisun City	41.7
Vacaville	30.3
Dixon	19.5
Rio Vista	16.2
Benicia	6.6
Vallejo	3.0

Source: Solano County Industrial Development Agency, Fairfield. Data supplied by the California Department of Finance, February 15, 1965.

AGE

The 1960 distribution of age groups in Solano County and Central Solano County is shown in Appendix Table XVI and in Table 9. The residents of the planning area follow the general pattern with emphasis on a young population up to the age of 24 and a relatively smaller population over 45. Age group projections to 1990 are shown in Table 10.

INCOME PER CAPITA

Solano County's personal and per capita income compares well with many of the counties throughout the State as shown in Appendix Table XVII. The income levels for the planning area's civilian population have been estimated on the basis of data from the 1960 census and The Survey of Current Business. This basic information has been updated to include the full calendar year of 1962 to allow for the increases in personal income that have occurred since the census was taken. These revised figures, as well as comparable data for California and Solano County are shown in Table 11.

As indicated by this table, the civilian income levels of Central Solano County Planning Area are higher than those of the County, but the two in turn are considerably lower than the state average.

A survey of the basic employment characteristics of the County shows that the military, through Travis Air Force Base and Mare Island Naval Shipyards, is the largest employer of civilian personnel. Typically, the salary levels provided by the government range lower than those in private industry.

Further, the employment for the military can be expected to show considerable fluctuation (especially in the Vallejo shipyards) with a resultant loss of income. This loss of income is reflected in some curtailing of service activities in the area.

TABLE 5: POPULATION INCREASE 1940-1965
 CENTRAL SOLANO COUNTY PLANNING AREA
 (In thousands)

Area	1940	1950	1955	1960	1963	1964	1965
City of Fairfield	1,312	3,118	10,087	14,968	20,150	23,200	28,285
Suisun City	706	946	1,960	2,470	2,950	3,651	3,750
Green Valley - Cordelia Area	---	---	700 ¹	1,229	1,500 ¹	1,600	1,700
Travis Air Force Base (estimate)	---	---	11,221 ²	12,801	14,839	15,098	16,271
Total	2,018	4,064	23,968	31,468	39,439	45,549 ³	50,006 ³

¹ Estimate.

² Includes 1,221 civilian dependents.

³ This estimate includes about 300 persons living in other unincorporated areas of the county.

Sources: Solano County Planning Commission, Census Tract Data, 1960, 1964.
 Department of Finance, Sacramento, 1965.
 Solano County Armed Forces Committee, 1965.

The agricultural and food processing industries also experience a considerable income loss due to seasonal fluctuation. These factors tend to reduce the per capita income levels of the trade area and the County.

BANK DEPOSITS

Eight banking institutions serve Solano County with a total of deposits on June 30, 1964, of \$156,623,800. About one-third of this amount is deposited in Vallejo. The total resources of the banking institutions located in the County were \$1,804,888,142 on June 30, 1965. The Central Solano County Planning Area is served by two Bank of America branches, First Western Bank, Vaca Valley Bank, Wells Fargo Bank and one facility at Travis AFB.

EXPENDITURES PER CAPITA

Using the trade area income data derived above, the Census of Retail Trade, sales tax information received from the California State Board of Equalization, and the Life Study of Consumer Expenditures, it has been estimated that the planning area's per capita civilian and military expenditures in selected retail categories can be expected to approximate those shown in Table 12.

TABLE 6: COMPARISON OF THE POPULATION IN CENTRAL SOLANO COUNTY WITH THE POPULATION OF THE SOUTH SOLANO COUNTY PLANNING AREA

Year	Solano County Population	Pop. of South Solano County Study Area	% of County Population	Population of Central Solano County	% of C.S.C. Pop/County
1940	49,118	33,241	68	2,218	4
1950	104,833	77,791	74	4,664	4
1960	134,597	75,333	56	31,468 ¹	21
1964	157,900	---	--	43,549 ¹	27
1965	165,500	---	--	50,006 ¹	33

¹ Includes the following Travis Air Force Base population:

1960 - 12,801
 1964 - 15,098
 1965 - 16,271

Note: Percentage of Vallejo decreases; percentage of Fairfield increases.

Source: Economic Analysis - South Solano County, August 1964, p. 21.
State Department of Finance, April 1965.

TABLE 7: SELECTED POPULATION PROJECTIONS 1970 - 2000
SOLANO COUNTY
(In Thousands)

Actual Population, July 1, 1965 - 159,900

Source of Information	1970	1975	1980	1985	1990	2000
Department of Finance Sacramento 1963 Special Report	186,400	217,800	254,200	296,000	----	----
U.S. Army Corps of Engineers, 1960	160,400	----	243,700	----	361,600	----
Solano County Planning Commission Report, 1963, adjusted	189,000	----	262,000	314,000	358,000	489,000
Larry Smith & Co., South Solano Study, 1964	186,000	219,000	257,000	300,000	----	----
Bay Area Council, San Francisco, 1964	174,000	----	256,000	----	362,000	428,000
Northern California Metropolis Study, 1960 (Karl H. Baruth)	<u>215,000</u>	<u>250,000</u>	<u>295,000</u>	<u>340,000</u>	<u>400,000</u>	<u>550,000</u>
Rounded Mean	188,000	229,000	262,000	313,000	370,000	489,000
Consultant's Projection (Increase)	195,000 (35,000)	235,000 (40,000)	280,000 (45,000)	330,000 (50,000)	390,000 (60,000)	500,000 (110,000)

Central Solano County General Planning Program - 1965

TABLE 8: SELECTED POPULATION PROJECTIONS - 1970-2000
CENTRAL SOLANO COUNTY PLANNING AREA
(In Thousands)

Actual 1965 population: 50,000 (including 16,271 at Travis Air Force Base)

Source of Information	Area	1970	1975	1980	1985	1990	2000
U.S. Army Corps of Engineers, 1960	Green Valley					10.6	
	Montezuma					21.2	
	Fairfield-Suisun					47.8	
	Total					79.6	
Brown & Caldwell Fairfield Drainage Survey, San Francisco, 1961	Fairfield-Suisun ¹	28.6		40.3		55.3	75.7
		21.2		29.9		41.0	56.2
	Total	49.8		70.2		96.3	131.9
Jenks and Jenks Fairfield Sewage System, Palo Alto 1963	Fairfield-Suisun ¹	37.5		56.0		76.0	99.0
Consultant's Projections ²		65.0	80.0	100.0	130.0	165.0	205.0
Military population included at Travis Air Force Base		18.0	20.0	22.0	24.0		

¹ This does not include Green Valley.

² This figure includes the military population of Travis Air Force Base.

Note: Census County Divisions used for projections are CCD no. 4 Fairfield-Suisun City and CCD no. 5 Green Valley-Cordelia.

TABLE 9: POPULATION AGE CHARACTERISTICS
CENTRAL SOLANO COUNTY - 1960

Population Characteristics	Green Valley - Cordelia (C.C.D. no. 5)				Fairfield - Suisun (C.C.D. no. 4)			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Total population	658	571	1,229	100.0	10,273	9,992	20,261	100.0
Under 5 years	78	48	126	10.3	1,854	1,710	3,560	17.8
5 to 24 years	221	193	414	33.6	3,496	3,676	7,172	35.4
25 to 49 years	200	197	397	32.2	3,788	3,517	7,305	36.1
50 to 74 years	144	112	256	20.8	1,014	952	1,966	9.7
75 to 84 years	11	18	29	2.4	106	115	221	1.1
85 and over	4	3	7	0.6	15	22	37	0.2
18 years & over	410	371	781	63.5	5,877	5,875	11,752	58.0
Median	29.4	31.7				24.9	23.6	
Total 14 & over	457	416	873	71.0	6,349	6,373	12,722	62.8

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Population Characteristics	Travis Air Force Base				Grand Total	Percent of Grand Total
	Male	Female	Total	Percent		
Total Population	6,519	3,455	9,974	100.0	31,464	100.0
Under 5 years	580	541	1,121	11.2	4,807	15.6
5 to 24 years	3,464	1,286	4,750	47.5	12,336	38.6
25 to 49 years	2,397	1,534	3,931	39.3	11,633	36.0
50 to 74 years	75	87	162	1.6	2,384	7.6
75 to 84 years	--	7	7	0.1	257	0.8
85 and over	3	--	3	0.1	47	0.2
18 years & over	4,823	1,898	6,721	67.2		
Median	22.8	22.7				
Total 14 & over	5,031	2,081	7,112	71.3		

Source: Census Tract and Other Census Data for Solano County, California, Solano County Planning Commission in cooperation with the United States Bureau of the Census, pp. 19-21. (Compiled from the 1960 Census of Population.)

TABLE 10: AGE GROUP DISTRIBUTION - PROJECTION TO 1990

Age	Area	1960	1970	1980	1985	1990
0 - 4	Central Solano County	15.6	16.0	16.0	17.0	17.0
	California	11.3	10.0	9.8	9.7	9.7
	United States	11.2	11.7	12.5	12.6	12.6
5 - 17	Central Solano County	25.6 ¹	26.0	25.0	25.0	25.0
	California	24.0	24.8	23.1	22.8	22.6
	United States	24.4	25.3	26.0	26.5	27.0
18 - 24	Central Solano County	12.8 ¹	13.0	13.0	13.0	12.0
	California	8.0	11.1	11.5	11.1	10.8
	United States	9.0	11.3	11.4	11.5	11.5
25 - 49	Central Solano County	36.0	36.0	35.0	34.0	34.0
	California	34.1	31.7	32.8	33.0	33.1
	United States	14.1	13.9	12.8	11.5	10.2
50 - 64	Central Solano County	5.2 ¹	5.5	7.0	6.5	7.0
	California	13.7	13.8	14.0	13.7	13.5
	United States	14.1	13.9	12.8	11.5	10.2
65 & over	Central Solano County	3.4 ¹	3.5	4.0	4.5	5.0
	California	8.9	8.6	8.8	9.6	10.3
	United States	9.2	9.4	9.4	9.5	9.6
<hr/>						
Total Population		1960	1970	1980	1985	1990
Central Solano Co.		31,468	65,000	100,000	130,000	165,000
California		15,717,204	21,462,000	27,880,000	31,000,000	35,000,000
United States		180,677,000	214,222,000	259,584,000	275,000,000	300,000,000

¹ Estimates.

Note: Percentages are high for Central Solano County Planning Area in the 18 - 24 and 25 - 49 age groups due to military population.

Source: United States Census, 1960.

Census Tract and Other Census Data for Solano County, Solano County Planning Commission in cooperation with the U.S. Bureau of the Census, pp. 19-21. Consultant's compilation of various sources.

TABLE 11: ESTIMATED PER CAPITA CIVILIAN INCOME - 1962

Area	Per Capita Income ¹
California	\$2,870
Solano County	2,460
Central Solano County	2,590

¹ Rounded to nearest \$5. (California average includes military.)

Source: Larry Smith and Company, 1963, San Francisco.
U. S. Census and The Survey of Business.

TABLE 12: ESTIMATED PER CAPITA EXPENDITURES
 CENTRAL SOLANO COUNTY PLANNING AREA - 1963

Store Type	Civilian	Military (Travis A.F.B.)
Department stores	\$130	\$ 79
Apparel	92	49
Furniture and appliances	74	43
Specialty items ¹	66	39
Food	332	197
Variety	19	10
Drug	48	25
Hardware	19	10
Liquor and tobacco	36	23
Eating and drinking	141	95
Total	\$957	\$570

¹ Sporting goods, jewelry, music stores, etc.

Note: These expenditures represent the purchasing power of the planning area residents in retail facilities of each selected type both within and beyond the trade area. The military expenditure patterns are significantly lower than those of the civilian population. This is a reflection of the lower income of military personnel and the availability of quarters, meals, services, etc., on base. These civilian and military expenditure patterns will be utilized in analyzing the retail potential of the Central Solano County Planning Area.

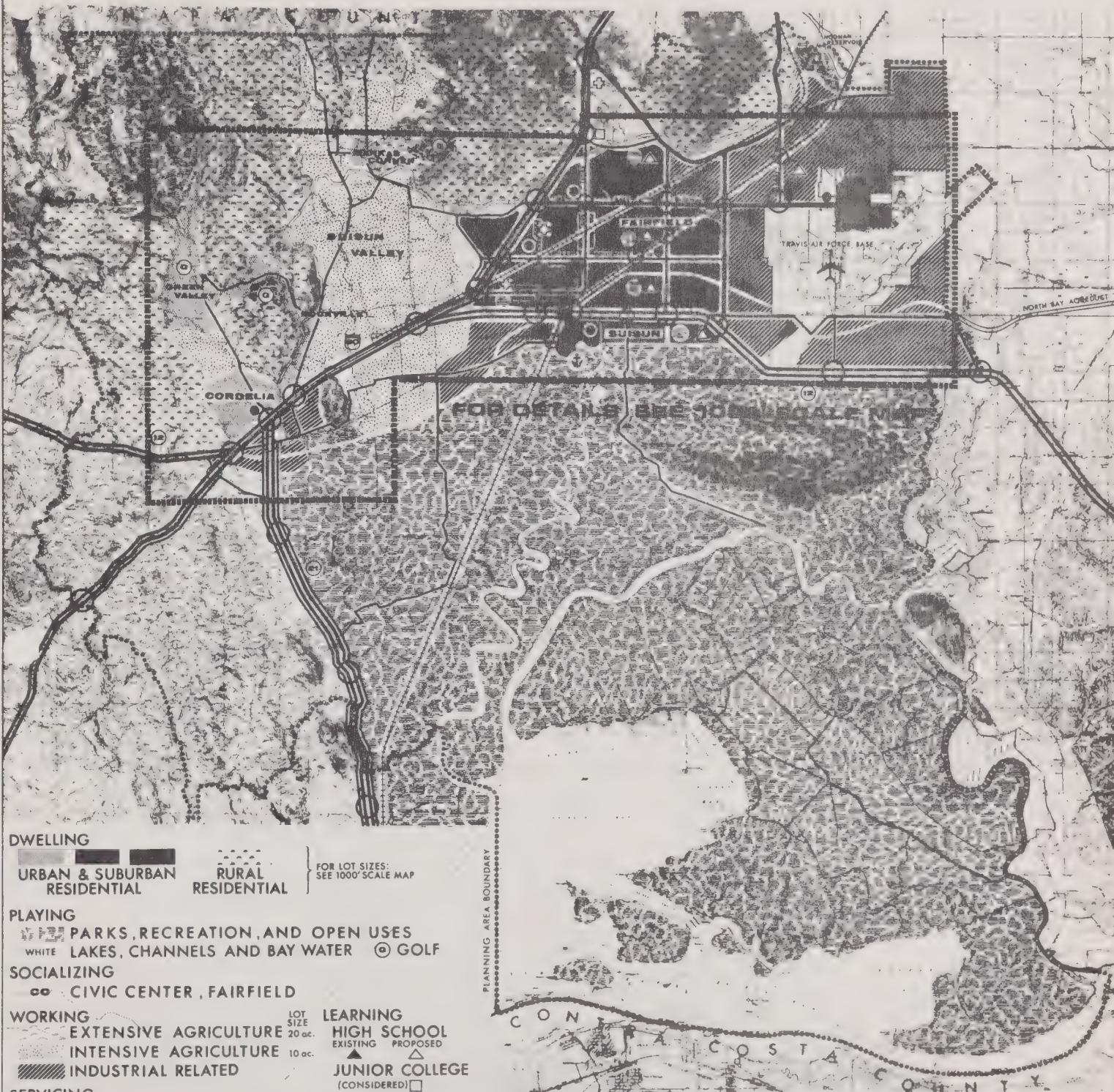
Source: Larry Smith & Company, 1963, San Francisco.

Central Solano County General Planning Program - 1965

**PART I: CENTRAL SOLANO COUNTY
GENERAL PLAN**

CENTRAL SOLANO COUNTY PLANNING AREA * CALIFORNIA

FAIRFIELD - SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



AREA GENERAL PLAN MAP 1985 0 3000 6000 9000 FEET

SIMPSON, STRATTA & ASSOCIATES and KARL H. BARUTH
PLANNERS, ARCHITECTS, ENGINEERS
325 FIFTH STREET • SAN FRANCISCO 7, CALIFORNIA 94107 • TEL. EXbrook 7-1712

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1939, AS AMENDED.

SEPTEMBER 26th 1966

EXISTING LAND USE AND ZONING

A. EXISTING LAND USE AND ZONING

The "Land Use Diagram 1965" and the "Zoning Diagram 1965" may be seen on the following pages. Major or noteworthy features of the "Existing Land Use Diagram 1965" include:

1. The military operation at Travis Air Force Base.
2. The agricultural use of Suisun Valley and Green Valley.
3. The urban pattern of Fairfield and Suisun City.
4. The large areas of open land of low intensity use in the hills to the north and west.
5. The large area of undeveloped flat land south of Travis, Fairfield and Suisun known as the Suisun Marsh.
6. Cordelia, located at a crosspoint of main arterial roads.

Tables 13 and 14 showing land use acreage and zoning acreage are based on statistics for Autumn 1965.

In reviewing the Zoning and Land Use Diagrams, certain points must be noted:

1. Distinction is made between the high yield, very productive agricultural areas and the lower intensity agricultural areas. A County "green belt" exists in concept only, not as a legal tool.
2. Residential subdivisions are being built to the east, north and west of Fairfield-Suisun on land presently zoned agricultural.
3. Although the greatest amount of residential building activity is taking place in the Fairfield-Suisun area, there are numerous little pockets of rural-residential developments in the Green Valley, Rockville and Mankas Corner area, and especially around Cordelia. Some of these areas are zoned residential and some are zoned agricultural.
4. Large tracts of land have been zoned for industrial use, but only a small percentage of this land is actually being used for industrial purposes.

TABLE 13: DOMINANT LAND USE, 1965
CENTRAL SOLANO COUNTY PLANNING AREA

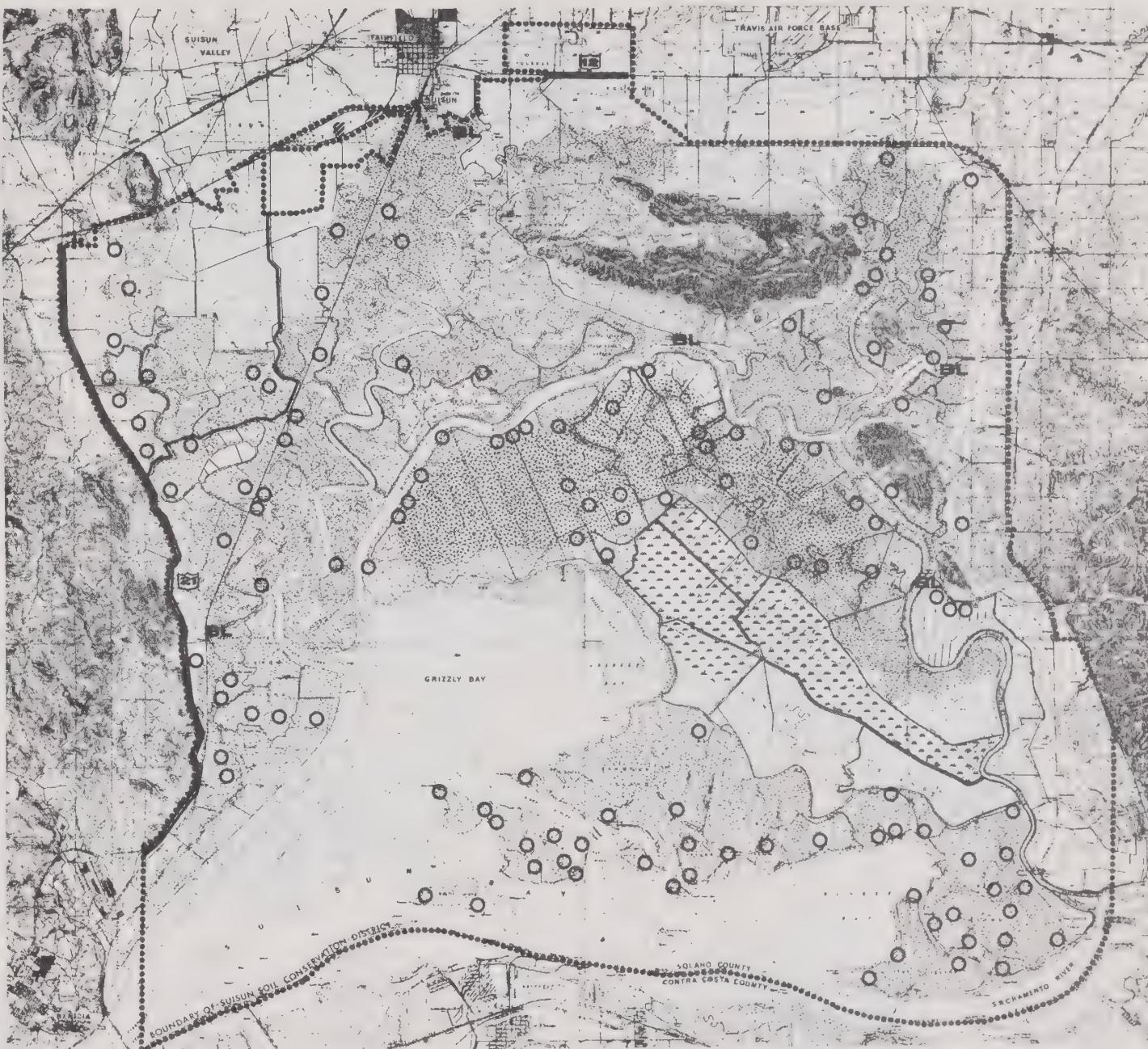
Land Use Type	Fairfield		Suisun		Uninc.		Total Area (Tenths Dropped)	
	Net Acreage	% of Subtotal	Net Acreage	% of Subtotal	Net Acreage	% of Subtotal	Net Acreage	% of Subtotal
Residential	1,130.3	63.0	50.0	38.8	383	72.9	1,156	63.9
Duplex	19.4	1.1	25.0	19.4	14	2.7	58	2.4
Multifamily	66.8	3.7	15.0	11.6	---	---	82	3.3
Trailer Parks	56.4	3.1	2.8	2.2	---	---	59	2.4
Commercial	118.0	6.6	9.3	7.2	4	0.8	131	5.4
Industrial	20.7	1.2	12.5	9.7	6	1.1	40	1.6
Church	39.0	2.2	---	---	---	---	39	1.6
Medical	13.5	0.8	---	---	---	---	14	0.6
Government	38.2	2.1	1.0	0.7	---	---	39	1.6
Elementary Sch.	103.9	5.8	13.4	10.4	8	1.5	125	5.1
High Schools	77.5	4.3	---	---	---	---	78	3.2
Parks & Rec. uses	109.3	6.1	---	---	110	21.0	219	8.9
Subtotal	1,793.0	100.0	129.0	100.0	525	100.0	2,447	100.0
Agriculture, Vacant, Waterways, Roads, Railroads, etc.	<u>707</u>		<u>371</u>		<u>149,475¹</u>		<u>150,553</u>	
Total	<u>2,500</u>		<u>500</u>		<u>150,000</u>		<u>153,000</u>	

¹ Includes Travis Air Force Base.

Note: Acreages are based on measurements taken from land use maps for the County of Solano and the cities of Fairfield and Suisun. The figures are approximations from map scales and are rounded off. The figures for Suisun and for the unincorporated area are not necessarily complete in all categories as the source maps had already summarized data. Acreages less than 1.0 have been dropped. The total acreage for the City of Fairfield does not include recent annexations.

Source: Consultant's compilation, 1965.

SUISUN SOIL CONSERVATION DISTRICT SOLANO COUNTY • CALIFORNIA



 MAINLY AGRICULTURE
 INDUSTRIAL
BL BOAT LAUNCH
 DUCK CLUB
 GRAIN, HAY AND PASTURE

— STATE HIGHWAY (21 UNDER CONSTRUCTION)
— LOCAL ROAD

GENERALIZED LAND USE DIAGRAM 1965

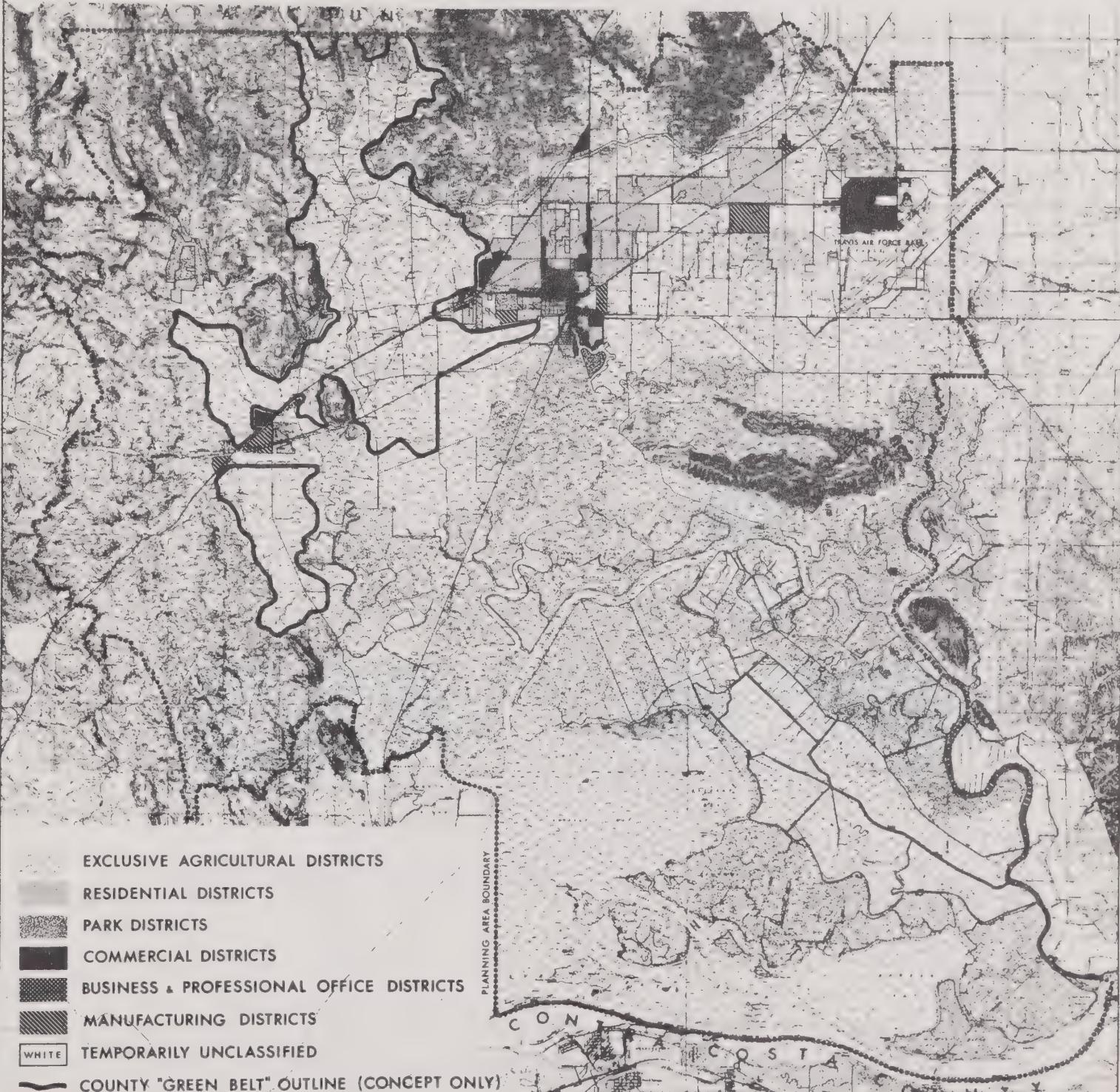


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CENTRAL SOLANO COUNTY PLANNING AREA • CALIFORNIA

FAIRFIELD-SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



ZONING DIAGRAM 1965

0 3000 6000 9000
FEET

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TABLE 14: EXISTING ZONING 1965 - CENTRAL SOLANO COUNTY

Areas	Acreage	Percentage
Business and Professional Office Districts	14	0.01%
Park Districts	250	0.16
Commercial Districts	380	0.25
Manufacturing Districts	341	0.22
Residential Districts	3,915	2.56
Agricultural Districts	<u>148,100</u>	<u>96.80</u>
Total	153,000	100.00%

Note: These acreages are based on measurements at a 97% accuracy taken from the "Sectional Districts Map" (Scale: 3/4" = 1000') supplied by the Planning Department of Solano County; from a map supplied by the Planning Department of the City of Fairfield; and from a map supplied by the Planning Department of the City of Suisun City (Scale: 1" = 500'). The figures are approximations from map scales and are rounded off.

Source: Consultant's Compilation, 1965.

HUMAN ACTIVITY PATTERNS

B. HUMAN ACTIVITY PATTERNS

The Relations Between Human Activities and Planning Concepts

The Area General Plan, 1985 is a physical plan that makes proposals for the organization of space and for the arrangement of physical improvements. It is based on anticipated human needs and human activities. The Plan has been developed by relating the existing landscape with the economic and social requirements of the existing and future population.

The Plan emphasizes the human being and the various types of activities in which he engages, as illustrated in the "Basic Human Activities" diagram on the following page. The Plan is not developed on an established zoning pattern or on the traditional zoning categories. Rather, it is based upon concepts of human activities and values found throughout man's history. The Plan is designed to serve the needs of people; people are not to mold themselves to suit preconceived ideas of planning theory or zoning procedures.

Implementation of the General Plan will be accomplished by the day-to-day activities of the citizens of the planning area, and will be guided by certain governmental activities and regulations. Execution of the Plan is discussed in the section entitled "Realization of the Plan"; and it is in this section that the techniques of zoning and subdivision are considered.

Dwelling

Table XXXI (Appendix) summarizes housing characteristics from the 1960 U.S. Census. In the past most of the residential construction in the planning area was for single family residential structures. There has, however, been a recent shift to multi-family construction in Fairfield as shown in Table 15. It is anticipated that existing trends towards varied types of dwelling units and densities will continue in the future.

TABLE 15: DWELLING UNITS, 1955 and 1964
 CENTRAL SOLANO COUNTY PLANNING AREA
 (Not including Travis Air Force Base)

	Structures 1955	Dwelling Units 1955	Dwelling Units 1964	% Increase of d.u.'s over 1955
Single Family	4,083	4,083	7,163	75
Two Family	293	606	636	116
Multifamily	97	395	1,977	400
Totals	4,473	5,084	9,776	118.5

Source: 1955: A General Plan, 1956.
 1964: Consultant's compilation, 1965.

Provision for housing is based on an assumed average household size of 3.45 persons per dwelling unit in 1985. In the Fairfield-Suisun urbanizing area approximately seven square miles of land are available for future development. After allowing for streets, schools, parks and other related land uses, there remain approximately 3.5 net square miles (2,240 acres or 98,000,000 square feet) for dwelling purposes.

Table 16 shows the number of new dwelling units assumed to be necessary. There is more than ample land in the designated residential areas to house the future predicted population with relatively low densities.

Almost all of the multiple residential units are expected to be located in Fairfield and Suisun. The highest densities will be in Fairfield. The Area General Plan proposes high intensity residential areas around Waterman Park and in certain other selected spots. The rest of the residential land in Fairfield will be devoted to single family residences with a wide variety of different densities and housing types.

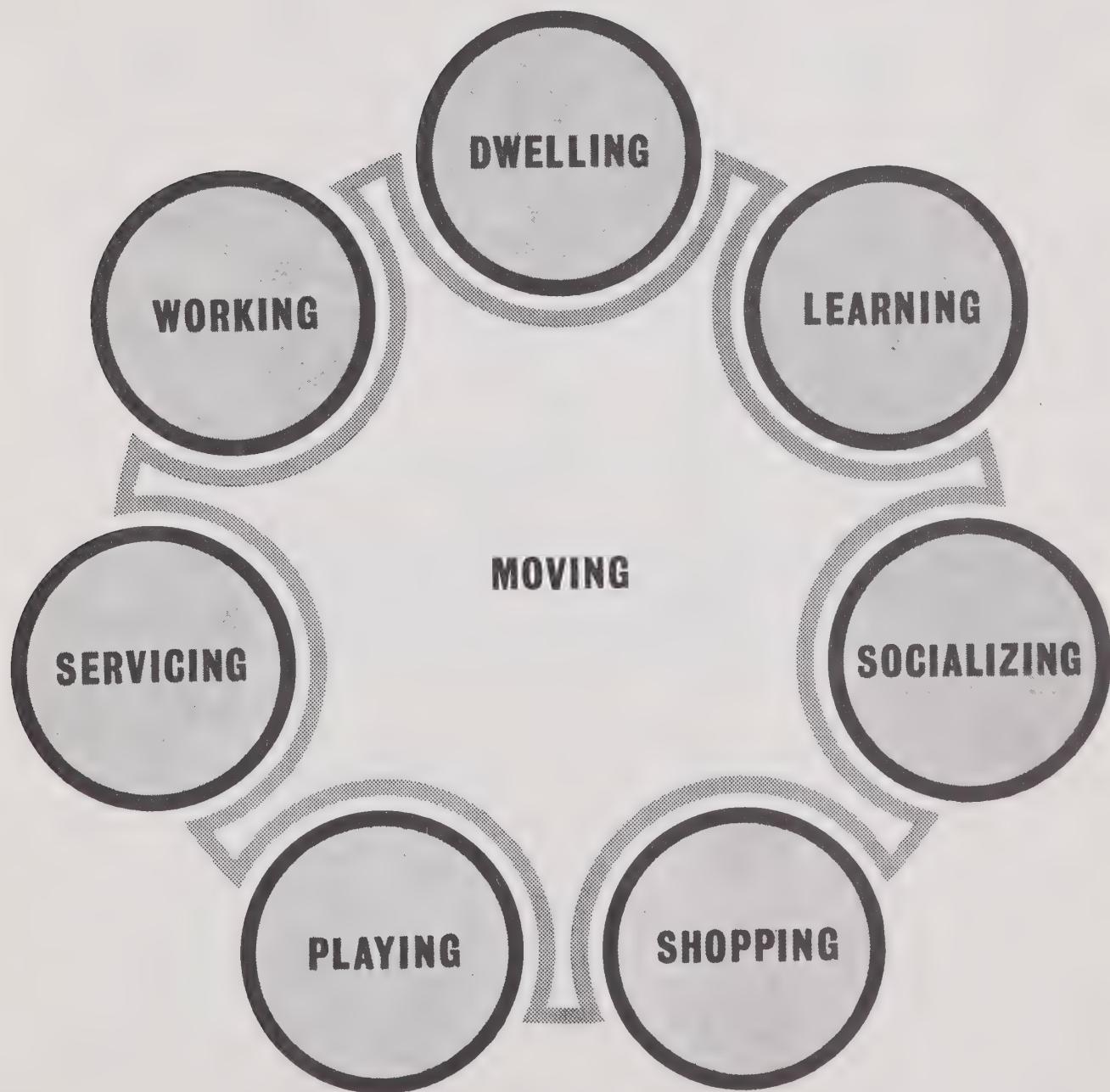
Lower densities are proposed in the Cordelia area and still lower in Rockville and at Mankas Corner. The land in Green Valley will generally have low residential densities, and development should be of high quality so that the residential character will fit well with the charm of the surrounding rural environment. Drainage questions in the area should be studied before any intensive development occurs.

The following list represents the recommended residential density range:

Fairfield-Suisun urban area	High density apartments to 5,000 square foot single family parcels
Cordelia	5,000 square foot to 1 acre parcels

BASIC HUMAN ACTIVITIES

DIAGRAM OF FUNCTIONS AFFECTING URBAN SPATIAL DESIGN



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TABLE 16: SUMMARY OF ESTIMATED FUTURE DEMAND FOR RESIDENTIAL DEVELOPMENT - CENTRAL SOLANO COUNTY PLANNING AREA

	1965	1970	1975	1980	1985
Planning Area Population Total	50,006	65,000	80,000	100,000	130,000
Projected Population over 1965					
Total		15,000	30,000	50,000	80,000
New Dwelling Units to be built after 1965 (Totals are cumulative)		4,250	8,500	14,250	28,000

Note: The above calculations are based on place of residence, not military status. The following breakdown gives place of residence of military personnel assigned to Travis AFB, excluding families: Travis AFB 7,500; Fairfield-Suisun, 3,500; outside of planning area, 3,000; total military personnel, 14,000. These values are approximate only, subject to very great fluctuation and are given for comparative purposes only.

Source: Consultant's projections.

Green Valley	1/3 acre to 2 1/2 acre parcels
Rockville	5,000 square foot to 1 acre parcels; 1/3 to 2 1/2 acre parcels
Mankas Corner	1/3 to 2 1/2 acre parcels

In agricultural-residential areas, the minimum parcel size should be no less than 2.5 acres. The average parcel size should be at least 5 acres, depending on topography and other considerations.

Working

This section of the report discusses agriculture, industry and the Travis Air Force Base as they affect the planning area economy. Part II of this report examines wholesale and retail trade and services.

A significant portion of the planning area population is employed in other types of activities. These people provide services, many of which are discussed in other sections of the report:

- Education (See "Learning," in this chapter)
- General government (See "Servicing," in this chapter)
- Community services (See "Socializing," in this chapter)
- Transportation (See "Moving," in this chapter)
- Public utilities

The existing employment situation in the Central Solano County Planning Area is shown in Table 17. For comparison, a breakdown of the types of employment of the Vallejo-Napa Metropolitan area is presented in Table XX (Appendix).

Agriculture and industry are considered "economic base" activities as they create wealth and bring in money from outside the area. Wholesale trade, retail trade, general and professional services are essential to the functions of the Fairfield-Suisun planning region. They supply goods and services to the residents of the planning area.

As long as Travis Air Force Base plays an important part in the economic base of the planning area, and as long as it employs a significant percentage of the working population, there is the possibility of short-term unemployment should national policy dictate a major cutback in activities on the base. Table 18 illustrates the area's economic dependence on government activities; it also indicates the projected increase in manufacturing which will be required to counteract this dependence.

AGRICULTURE

The Suisun Valley is a highly productive agricultural area of over 10,000 acres. This area is of considerable economic importance to the County and the State and should be protected from intrusions of premature urban development.

TABLE 17: EMPLOYMENT AND POPULATION
FAIRFIELD-SUISUN CENSUS DIVISION, JULY 1964

Industry	July 1964	Per Cent	July 1963	Per Cent
Employment by Industry¹				
Agriculture, forestry, fishing	400	4.3	400	4.5
Contract construction	400	4.3	400	4.5
Manufacturing	400	4.3	400	4.5
Transportation, communic., util.	800	8.6	800	9.1
Wholesale & retail trade	1,900	20.4	1,700	19.3
Finance, insurance, real estate	200	2.2	200	2.7
Service	1,400	15.2	1,300	14.8
Government ²	<u>3,800</u>	<u>40.9</u>	<u>3,600</u>	<u>40.9</u>
Total Employment	9,300	100.0	8,800	100.0
Total Population	41,000 ³		37,639 ⁴	
Civilian Population	26,020		22,800	

¹ Employment figures include wage and salary workers, self-employed, unpaid family workers and domestics.

² Includes all civilian employees of federal, State and local governments regardless of the activity in which employees are engaged.

³ Includes 15,098 persons living at Travis Air Force Base.

⁴ Includes 14,839 persons living at Travis Air Force Base.

Notes: Totals may not yield precise percentages due to rounding.

Total population is slightly smaller for the Fairfield-Suisun Census Division than for the Central Solano County Planning Area.

Spot check of various categories reveals no significant change in the trends by February 1966.

Source: Department of Employment, October, 1964.

Consultant's compilation of various sources.

TABLE 18: STUDY AREA PROJECTED LABOR MARKET¹
CENTRAL SOLANO COUNTY PLANNING AREA

Industry	1964 ²	Per Cent	1970	Per Cent	1975	Per Cent	1980	Per Cent	1985	Per Cent
Agriculture, forestry and fisheries	400	4.3	400	3.0	400	2.0	400	2.0	350	1.0
Construction	400	4.3	750	5.0	800	4.0	1,050	4.0	1,400	4.0
Manufacturing	400	4.3	1,250	8.0	2,200	11.0	3,400	13.0	5,600	16.0
Transportation, Communication & Utilities	800	8.6	1,450	9.0	1,600	8.0	2,050	8.0	2,800	8.0
Wholesale & Retail Trade	1,900	20.4	3,450	22.0	4,500	23.0	5,900	23.0	8,050	23.0
Finance, Insurance & Real Estate	200	2.1	450	3.0	600	3.0	800	3.0	1,050	3.0
Service	1,400	15.1	2,650	17.0	3,550	18.0	4,650	18.0	6,300	18.0
Government General	1,000	10.8	1,850	12.0	2,550	12.8	3,500	13.6	5,150	14.7
Civilian Military	2,800	30.1	3,250	21.0	3,600	18.2	3,950	15.4	4,300	12.3
Total Work Force	9,300	100.0	15,500	100.0	19,800	100.0	25,700	100.0	35,000	100.0
Total Population less Military & Dependents	28,500		47,000		60,000		78,000		106,000	

¹ Totals may not yield precise percentages due to rounding.

² California Department of Employment, October 1964.

Source: Planning Consultant's estimate, 1965-1985.

Table 19 indicates that in 1964 the agricultural production in the planning area was valued at \$9,448,860, which was 20.2 per cent of the total agricultural production of Solano County.

Agriculture in the County and in the planning area is now the fundamental economic activity. Tables XVIII and XIX (Appendix) indicate agricultural productivity. Nearly all of the agricultural production in the planning area is in the Suisun Valley, a prime agricultural area in which the soil rating is predominately Soil Grade 1. All of the Grade 1 agricultural land in the Suisun Valley should remain in agricultural production and should be protected from urban sprawl and scatter.

It is recommended that the urban expansion of the Fairfield-Suisun City area should occur generally on land rated not higher than Soil Grade III and IV (predominantly IV). The Area General Plan map delineates the areas that should definitely remain in agricultural production. The first area consists of that portion of the Suisun Valley that is generally north (and partly south) of the Southern Pacific Railroad and that is generally west of Ledgewood Creek, which delimits the final extent of the expected urbanization to 1985.

Green Valley is another area of important agricultural value. It is much smaller in area than Suisun Valley, and the Class I soils are limited in extent. Due to the intersection in Cordelia of U. S. Highway 40, State Highways 12 and 21 and the Southern Pacific Railroad, there is considerable opportunity here for warehousing and freight terminals. As land values increase, therefore, a planned and orderly transition from agriculture may occur in the Cordelia area.

It is in the best interests of both the farmer and local government to preserve the best agricultural lands and to keep them in production. In the past, protection of agricultural land near urbanizing areas from a vicious cycle of land speculation, rising land values and rising taxes was a difficult if not impossible task. The California Land Conservation Act of 1965 employed a voluntary, 10-year contract between landowner and local government to encourage more stable land values and tax assessments.

Under the law, the landowner and local government (in most cases the county) must agree that the best land use for the area would be agricultural. This program is not intended for land that has been caught by urban expansion in a high-value, high-tax situation. In that case, the best use from the farmer's point of view is conversion to urban use. This law was designed for areas removed from the city, which may be feeling only the first influence of rising land prices.

If the land consists of a minimum of 100 acres and is prime farmland producing commercial crops; if it is located in an area designated by the county as an "agricultural preserve"; and if county and landowner agree; then a contract may be prepared and signed. This in effect freezes development rights on the land. For the following ten years, owners of the land may not use it for anything more intensive than growing crops. In return the landowner can expect to escape the otherwise relentless pressure of rising property taxes.

The 1965 Act seems to be inadequate to accomplish these aims, and additional legislation has been introduced to safeguard agricultural interests.

TABLE 19: COMPARISON OF AGRICULTURAL PRODUCTION - 1964
CENTRAL SOLANO COUNTY PLANNING AREA AND SOLANO COUNTY, CALIFORNIA

Area	Fruit and Nut Crops	Truck Crops	Field Crops	Animal Production	Seed Crops	Total
Planning Area	\$5,747,060	\$1,001,000	\$ 680,000	\$ 2,020,800	\$.....	\$ 9,448,860
County	9,427,300	9,009,000	16,687,500	11,420,800	246,500	46,791,100
Difference	3,680,240	8,008,000	16,007,500	9,400,000	246,500	37,342,240
% Planning Area/County	60.9	11.1	4.8	17.9	0.0	20.2
<u>CLASSIFICATION OF ACREAGES</u>		<u>Planning Area</u>		<u>County</u>		<u>% Planning Area/County</u>
Fruit and Nut Crops ¹		8,586		20,120		42.6
Truck and Seed Crops		1,445		16,624		8.6
Field Crops		26,944		137,413		19.6
Pasture and Fallow Land		50,000		170,263		29.4
Urban and Other		13,000		71,500		18.2
Marsh Land		20,000		52,000		38.5
Water		12,000		47,360		25.3
Brush		2,000		15,000		13.3
Total Area		133,975		529,280		25.3
Total Population 1964		30,000		161,000		18.5
Total Acres in Farms		86,875		344,420		25.2
Acres in Irrigated Farms (including double crop acre)		36,975		143,000		25.8

¹ Includes non-bearing acreage.

Source: Agricultural Crop Report 1964, Solano County Department of Agriculture, summary page.
Agricultural Commissioner, Solano County, April 1965.

INDUSTRY

With possible cutbacks in defense spending before 1985, it is important to establish a sound economic base for the community. The aim should be greater diversification of employment with private industry as a major economic base. (For a comparison with the Vallejo-Napa Metropolitan area see Table XX in the Appendix. Table 37, Part II, shows the existing manufacturing industries in the planning area.) Central Solano County provides definite advantages for industrial location. There is a good water supply and a major rail service - the Southern Pacific and the Sacramento Northern railroad run through the planning area. Transportation by truck is made convenient by Interstate 80 and by improved State Highway 12 and 21. In addition, there is an outlet to the sea for water shipping. An unlimited supply of electrical power and natural gas is available for use in manufacturing through the Pacific Gas and Electric Company.

Land demand for industrial purposes is usually projected in terms of an assumed relationship between the labor force and the number of persons employed in industry. This approach indicates that an increase in total population would increase the labor force, and the future land demand for industry may then be directly determined.¹ However, the increase in population of the Central Solano County Planning Area is not related to minimum industrial space needs. There exists little competition for land between different land uses on the ample lands available; consequently very large areas have been earmarked for potential industrial sites. Localization factors and the ability to attract industry will be the main criteria for growth of the industrial economic base in the planning area.

Preliminary area-wide and regional analysis for potential industrial localization indicates that there is an outstanding opportunity for major industrial development in the area, particularly adjacent to and in the neighborhood of Travis Air Force Base.

Potential major industrial sites exist on the southeast, south, west and north sides of the Air Force Base. The proposed industrial area has everything which would be needed to serve a variety of industrial types including aerospace and electronic industries. The map on the following page showing Potential Industrial Sites has been worked out in cooperation with the Solano County Industrial Development Agency. A partial list of advantages for these particular locations follows:

- Immediate access to rail lines
- A national highway built to freeway standards
- A pleasant developing residential area in nearby Fairfield-Suisun City
- Adjacent to the military base
- No industrial expansion limitations
- Relatively close to the University of California for contact with space age research (at Berkeley and at the Richmond Station)
- Major potential civilian airport construction
- Location is outside the coastal fog belt but relatively close to the Bay Area

¹ For comparison Table XXI in the Appendix shows projected land requirements for another area in California. Table XXII is presented so that earnings and hours of the Vallejo-Napa metropolitan area may be compared with other metropolitan areas of the State.

These factors have likewise been listed by the Solano County Industrial Development Agency. Possible development in the area would have to be carefully correlated and coordinated with operations of the Air Force Base. In the first year of its existence, the Solano County Industrial Agency has been a vital force in the promotion of industrial development; in the future its responsibilities will increase substantially.

The Area General Plan shows other new potential industrial districts, such as the large area south of Fairfield. A location at the intersection of Highways 40, 12 and 21 has been reserved for major warehousing and storage-related activities. The existing industrial park has easy access to the Southern Pacific rail facilities and to State Highway 12.

Table 20 analyzes land areas and potential employment in the industrial districts. Employee density within industries varies over quite a large range of values. The standard used is an average based on recent California industrial developments. It assumes an industrial park type development with one story structures and automated industries. The number of workers per gross acre would under these circumstances be approximately 15 in manufacturing industries. The proposed potential industrial districts could employ over 100,000 persons. This number of industrial employees would support a total population of approximately one million. The total population projected for the Central Solano County Planning Area is 130,000. This would indicate that either:

- (a) too much land is classified for potential industrial sites, for reasons mentioned above or
- (b) the overall intensity of industrial land use will be very low around Travis Air Force Base.

It is expected that only about 10 - 15% of the acreage proposed will actually be used within the next 20 years. The remaining acreage will be used as it is today with a large amount kept as an industrial reserve, to be used whenever feasible and desirable.

It is very important that further studies be undertaken. For example, if utilities are proposed to be installed throughout the area for a given intensity of development, there are possibilities that: (1) facilities would go unused for several decades, or (2) the facilities would be inadequate for a particular industry.

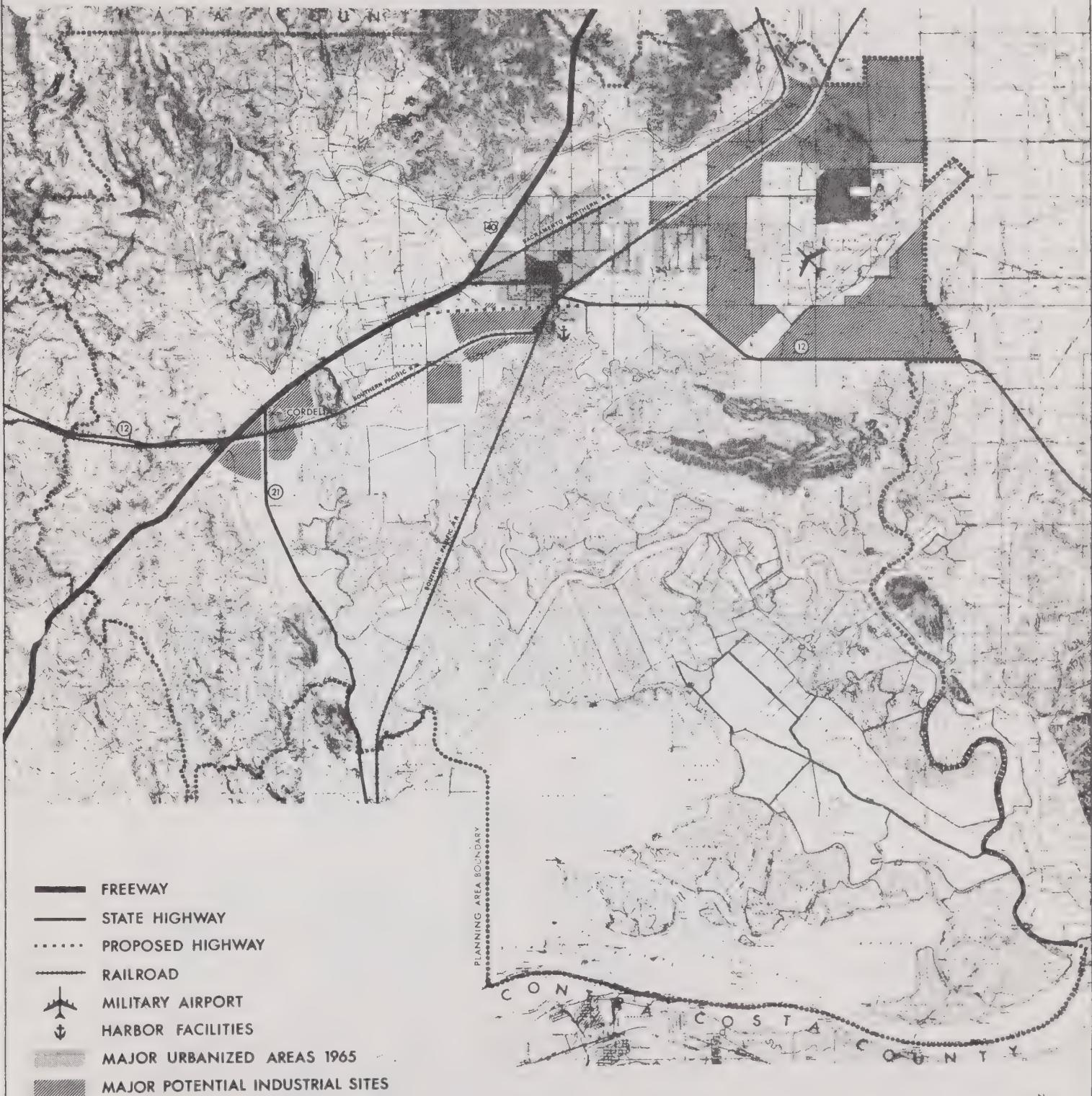
It will not be possible at this time to delineate precisely areas for high-medium-low intensity industrial development, but this must be done prior to detailed planning for streets, water, sewer, drainage, power, gas, and special commercial and governmental services.

As noted elsewhere in this report, the planning area will be in serious need of civilian air facilities to serve its existing and future business and industrial development. (See "Air" in "Moving" section of this chapter.)

TRAVIS AIR FORCE BASE

Travis Air Force Base, now annexed by the City of Fairfield, provides work for a large number of civilian and military residents of the Central Solano County Planning Area. It is located about four miles east of the cities of Fairfield and Suisun. It is a Military Air Transport Service (MATS) base, and it is the headquarters of the

CENTRAL SOLANO COUNTY PLANNING AREA • CALIFORNIA FAIRFIELD-SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



MAJOR POTENTIAL INDUSTRIAL SITES

BASED ON INFORMATION SUPPLIED BY SOLANO COUNTY INDUSTRIAL DEVELOPMENT AGENCY

0 3000 6000 9000
FEET

SIMPSON, STRATTA & ASSOCIATES and KARL H. BARUTH
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TABLE 20: MAJOR POTENTIAL INDUSTRIAL SITES
CENTRAL SOLANO COUNTY PLANNING AREA

General Description	Approximate Acreage	Ultimate Potential Employment
South of Travis	1,900	28,500
West of Travis	1,700	25,500
North of Travis	2,900	43,500
Fairfield-Suisun (southwest)	1,000	15,000
Cordelia-Green Valley	1,500	15,000
Total	9,000	127,500

Notes: Acreages are rounded values.

Employment density assumed to be 15 workers per gross acre;
Cordelia at 10 workers per gross acre.

Table developed by Planning Consultant, 1965.

Western Transport Air Force (WESTAF) with world-wide airlift responsibilities. MAT's large operating unit is the Air Transport Wing with its huge cargo aircraft. Travis AFB is the port of embarkation for military personnel, their dependents and government officials. The air terminal processes an average of 35,000 passengers and 7,000 tons of cargo monthly. Travis is also the site of the largest USAF Hospital in the United States, and of several tenant organizations, both Army and Air Force.

Table 21 shows Federal payroll and local purchase figures for 1963 and 1964:

TABLE 21: MILITARY PAYROLL AND LOCAL SERVICES
TRAVIS AIR FORCE BASE

Year	Military Payroll	Local Purchases and Civil Service Payroll	Total
1963	\$56,000,000	\$25,000,000	\$81,000,000
1964	69,000,000	27,800,000	96,800,000

Source: Annual report to the Solano County Board of Supervisors, October 1965 by Vice Admiral Mahlon Tisdale.
1964 data from Central Solano Armed Forces Committee.

The Base covers more than six square miles. This area is comparable in size to the existing City of Fairfield. Even though the land area of the Base is quite extensive, considerable care must be exercised in planning civilian facilities and activities around the periphery so that there will be no conflict with the military mission. This can be achieved only by close cooperation and coordination with the Air Force.

Learning

Solano County and California take pride in being among the leaders in education in the United States (see Appendix Table XXIII). Our wealth and productivity depend upon the continued improvement of our outstanding school system.

Detailed consideration of requirements for elementary schools are considered in the Fairfield-Suisun City and Green Valley-Cordelia Plan, Part II of this report.

The Area Plan does not review specific sites for high schools but notes with symbols in the Plan Map the general area where new high schools will be needed owing to anticipated population increases. Table 22 gives the present enrollment in high schools within the planning area.

Four new high schools (and additions to the existing three schools) will be required by 1985, based on the standards given in Table 23.

JUNIOR COLLEGES

The Master Plan for Higher Education in California, 1965 - 1975² recommends that the following full-time enrollments be observed in establishing new junior colleges.

- Minimum size: 400 students
- Optimum size: 3500 students
- Maximum size: 6000 students

The 1964-1965 average daily attendance (ADA) for the existing junior college in Vallejo was 1,386 students. This is expected to increase to well over 5,000 students by 1985. Our present estimates and projections are very conservative, as they do not include adult programs, which might well grow at a proportionately higher rate.

In the population forecasts for this report, it was found that the Central Solano County Planning Area would grow at a much greater rate than the South Solano County Area (which includes Vallejo and Benicia). Although population will increase in the North County Area, locational factors will preclude major urban or metropolitan growth. Because the major growth is to occur in the northern part of the Central Solano County Area, it has been recommended that the new junior college campus be located here.

² A Master Plan for Higher Education in California, 1960-1975, prepared for the Liaison Committee of the State Board of Education, 1960.

TABLE 22: PUBLIC HIGH SCHOOL ENROLLMENT - FALL 1965
 CENTRAL SOLANO COUNTY PLANNING AREA

School	Enrollment
Armijo High School	1,521
Fairfield High School	497
Vanden High School	606
Total Enrollment	2,624

Note: Up to 1,000 students now attend parochial schools in Solano County. Up to 250 of these students reside in the planning area, according to the consultant's analysis based on various sources.

Source: Armijo Joint Union High School District and the Travis Unified School District, October 1965.

TABLE 23: STANDARDS FOR POPULATION, SIZE AND ACREAGE FOR PUBLIC HIGH SCHOOLS

School	Number of Students	Base Acreage ¹	New Schools By 1985	Preliminary Estimate of Total Additional Acres 1985
High	1500	40	4+	160+

¹ Minimum number of acres per school.

Source: Consultant's projections, 1965.

A junior college campus would be the largest and most important educational institution located within the planning area. The campus environment should be spacious, with well designed buildings, parking facilities, landscaping, as well as a beautiful natural environment with open space. The site should have immediate access from major thoroughfares and freeways and should be conveniently located for commuting students. The site may be located on gently rolling terrain if there is adequate flat land for structures, parking, etc. It is proposed that the campus be located at the northern corner of the planning area.

SUGGESTED CRITERIA FOR JUNIOR COLLEGE SITE SELECTION³

The following is a check list for school site selection. It was developed specifically for use at the junior college level, but with certain adjustments, it could be used for lower levels as well.

Availability	Orientation
Location	Expansibility
Environment	Flexibility
Accessibility	Educational Adaptability
Size	Site Development
Shape	Utilities
Topography	Public Service
Acquisition	Community Use
Cost of Land	Outdoor Activities Desired
Soil Condition	Undesirable Elements
Sub-Surface Condition	Maintenance Implications
Site Preparation	Political Implications
	Master Planning Factors

Shopping

Since shopping for goods and services is concentrated in urban centers, this information may be found in Part II (Fairfield-Suisun City - Green Valley-Cordelia Plan).

Playing

The planning area could provide recreational facilities for people of the Bay Area and the Central Valley, and (in certain specialized activities) it could provide an attraction for people from all the western states. This, however, is not the consultant's assignment. Regional recreation cannot be planned in a vacuum; it should be undertaken on a county-wide basis by Solano County or jointly with Napa County and Sonoma County. The following pages deal with the recreational needs of the residents of the planning area.

³ A District Wide Plan for Junior College Facilities, Survey for South County Junior College District, San Leandro, California, 1962, p. 61.

REGIONAL RECREATION AREAS

Public outdoor recreation looms larger now in planning for the future than at any time in the past. With the large continuing increase in population in California, most of which is urban in character, access to the scenic outdoors becomes a valued experience. Conservation programs must be tied directly into this outdoor recreation picture in order to preserve our western heritage for future generations. As the American public becomes more recreation-oriented, business and industrial firms are influenced in their choice of new plant sites near these outdoor recreational amenities.

An inventory of boating facilities presented in Table 24, indicates the importance of this regional activity, even though it is relatively undeveloped at this time.

We must preserve and enhance our watersheds, canyons, creeks, lakes and scenic open space areas. Central Solano County is fortunate to possess two such major areas of regional significance.

1. Green Valley Falls, Lakes Madigan and Frey and Wild Horse Creek

These areas of hills, woods, creeks, falls, lakes, trails and picnic grounds are located in the northeastern portion of the planning area. They meet all of the criteria for being major public outdoor recreation areas worthy of preservation and conservation. This region is characteristic of our western landscape, and it should be preserved.

2. Suisun Marsh Preserve

This is an area of expansive flat open space - 100,000 acres of marshes, bays, and sloughs on the great Pacific Flyway. This marsh is located in the southern portion of Central Solano County, south of Fairfield and Suisun City. Although part of the land is used for grazing, most of this area now serves as a natural habitat for wild water fowl. This region is of State, national and perhaps international significance as a water fowl area.

The Suisun Marsh area is now the subject of a special study by the Suisun Soil Conservation District. This area has enormous potential for recreational and conservation uses. Fishing, hunting, nature study, boating, sailing, and related commercial facilities such as restaurants should be considered when planning for this vast area.

A third proposed location for a major regional park is the Pena Adobe area which is located between Fairfield and Vacaville, outside of the planning area.

This park will be readily accessible to residents of the eastern and northern portions of Solano County. It will set a visual and geographic boundary to development radiating outward from Fairfield and Vacaville.

As in the other two recreation areas, the Pena Adobe area is rich in historical, scenic and scientific resources that are worthy of preservation.

COMMUNITY PARKS AND SPORTS FIELDS

Major sports fields are constructed as an integral part of the high schools and the Junior College. Additional fields may be constructed in community parks for specialized activities.

Two community park sites have been reserved prior to the preparation of this Plan. One is located on West Texas Street and the other is located on the west side of the freeway in the Fairfield area. The general location of another community park may be found in the Fairfield-Suisun City and Green Valley-Cordelia Plan map. This park has been recently acquired by the City of Fairfield.

PUBLIC GOLF COURSES

Some recent data on golf courses in the western states is given in the Appendix Table XXIV. From these standards it is possible to estimate the future demand for golf courses in the planning area by applying the ratio of one public 18-hole course per 30,000 population (See Table 25).

Land used for golf courses will increase in value over the years, and feasibility for additional courses will decrease with the decline of available land and the increase of land cost. In the future there will be an increasing need for public courses, as general interest in the sport increases. At present, there are only two golf courses in the area. The Green Valley course is a private club. The Travis Air Force Base golf course is for the use of military personnel and is located outside of the planning area, but has been included in the consideration of future needs. New golf courses are proposed west of the Rockville area and to the east of Mankas Corner and in the Paradise Valley area near the Junior College.

Socializing

This section briefly outlines organizations and activities of a serious social nature as well as the lighter, purely recreational types. This list calls attention to the various activities, in order that certain physical facilities will not be overlooked. The basic types of activities in need of space are:

- Recreation and hobby groups
- Organizations devoted to the various arts
- Churches and auxiliary church organizations
- Fraternal organizations (lodges)
- Service clubs
- Youth groups (such as Boy Scouts, etc.)
- Private health associations and private social welfare organizations
- Patriotic organizations, Veterans' organizations
- Political parties and auxiliary organizations; other political organizations such as League of Women Voters
- Labor unions, professional societies, industrial organizations
- Citizen participation in government.

Some of the above organizations are traditionally housed in imposing structures in buildings designed for the special needs of the group, for example churches, lodges, union halls.

TABLE 24: INVENTORY OF BOATING FACILITIES
CENTRAL SOLANO COUNTY PLANNING AREA

Location	Launching	Berths	Moorings	Dry Storage
Goodyear Slough	x		x	x
Suisun Slough Pierce Harbor	x	x		x
Suisun Slough (at Suisun)				
Ed's Boat Harbor		x		
MVM Harbor		x		
Paul's Boat Harbor	x	x		x
Solano Yacht Club		x		
Suisun Public Ramp	x			
Montezuma Slough				
Montezuma Harbor	x	x		
Little Honkers Bay				
Heisig's Little Honker Bay Resort	x		x	

Source: California Division of Small Craft Harbors, "Boating Facilities Inventory for San Francisco Bay and Delta Regions," September 1964.

TABLE 25: FUTURE REQUIREMENTS FOR PUBLIC GOLF FACILITIES

Facility	1975	1980	1985
Additional population	30,000	50,000	80,000
Additional 18 hole public golf courses	1	2	3
Additional land requirement for golf courses (in acres)	125	250	375

Source: Consultant's estimate, 1965.

Servicing

GOVERNMENTAL SERVICES

As in the "Socializing" section, the following outline of the numerous levels and branches of government is given in order to indicate the extent of their space requirements:

- Federal government
- State government
- County government
- City government
- Special district government

Types of activities within the Central Solano County Planning Area for each branch include:

Federal: Agricultural Stabilization and Conservation County Committee of Solano County, Department of the Army, U.S. Air Force, Federal Aviation Agency, Fish and Wildlife Service, Immigration and Naturalization Service, Post Office. Numerous other federal activities do not have a local office at this time.

State: Department of Fish and Game, Department of Motor Vehicles, Division of Forestry, Division of Highways, Highway Patrol. All of these agencies maintain local offices.

County: Fairfield is the County Seat. County Departments include: Assessor, Auditor, Clerk, Health Department, Sheriff, Treasurer, Planning Commission, Hospital, Court, Jail. There are numerous others.

City: A few of the many departments of the City of Fairfield are: Fire Department, Police Department, Engineering and Planning Departments and Water Division.

Special Districts: Numerous special districts exist that deal with certain specialized problems, e.g., the Mosquito Abatement District, Junior College District, High School Districts, Elementary School Districts, Flood Control and Conservation District, Solano County Water Council, and others.

Citizens participate in providing services, through the police reserve, disaster groups, juries, city and county committees and commissions, participation in public hearings.

GOVERNMENT CENTERS

The functions of government should be housed in dignified, imposing structures, which give a sense of permanence to our society and our way of life. The central government structures should be located in a park-like environment. The National Capitol and State Capitol reflect such an environment. Although planned on a reduced

scale, many of the same considerations apply to the projected Fairfield Civic Center and to the Solano County Center. See Part II for a description of the projected Civic Center for Fairfield and of the proposed addition to the Solano County Center.

Moving

For the overall transportation picture at present, see the map "Transportation and Circulation, 1965" on the following page.

Moving will be discussed in the following order:

- Roads
- Rail
- Air
- Water

ROADS

The motor vehicle has become the standard mode of transportation for persons and goods. Motor vehicle registration figures (see Appendix Tables XXV and XXVI) give an idea of the vast numbers in use in California. A high quality system of roads and highway bridges is necessary to move this traffic quickly and safely (see Appendix Tables XXVII and XXVIII).

The existing regional road pattern consists of three major facilities: U. S. Highway 40 (Interstate Highway 80), State Highway 21, and State Highway 12.

Highway 40 is a State and national route that passes directly through the planning area. Proceeding to the southwest, it connects the planning area with Vallejo and the Bay Area. To the northeast it connects the planning area with Sacramento, Reno and points east.

State Highway 21 provides a direct connection with the East Bay, proceeding almost directly south from the planning area to Martinez. Construction is almost completed, bringing this route up to freeway standards.

State Highway 12 is to be the third regional freeway. It is now the only route proceeding from Fairfield east to Rio Vista connecting with U. S. Highway 99 at Lodi, just north of Stockton. The western leg of Highway 12 connects Cordelia with Napa and other North Bay cities.

The eastern branch of Highway 12 presently proceeds via West Texas Street through downtown Fairfield and Suisun City. It carries a significant amount of regional traffic in addition to local traffic. In the past it carried a considerable amount of Travis AFB bound traffic, via North Texas Street to the north entrance, and via Walters Road to the south gate. (See "Traffic Volume Diagram, 1965," which follows.)

The improved Air Base Parkway has routed the northern traffic around the downtown area, but traffic to the south gate will continue to proceed through the downtown area until Highway 12 has been relocated.

A considerable amount of work has been done toward planning Highway 12 to modern standards with a new location that will bypass the downtown area and eliminate the railroad grade crossing. The basic route has been determined, and construction will hopefully commence in the near future. Not yet determined, however, is the precise point at which Highway 12 will interchange with Highway 40. This Plan proposes that the interchange be located as close to Fairfield as possible, and therefore the interchange has been located at Abernathy Road.

In addition to the regional routes mentioned above, Peabody Road has a special significance. Peabody connects Travis Air Force Base with Vacaville and the North Solano County Area. This "facing in two directions at once" has been taken into consideration in the population and economic projections for the Plan.

Highway 80 interchanges are proposed (from southwest to northeast): at the intersection with Highway 12 at Cordelia, at the intersection with Highway 21 at Cordelia, at the intersection with Highway 12 at Fairfield (Abernathy Road), at the intersection with Travis Boulevard, at the intersection with Air Base Parkway, at the intersection near the northern end of North Texas Street, and outside the planning area at Pena Adobe. There will be interchanges with Highway 12 at Pennsylvania Avenue, Suisun City, Grizzly Island Road, and the extension of Walters Road.

In designing the future traffic pattern for an area, it is important to avoid unnecessary traffic conflicts. Freeways will take traffic quickly to major centers. When leaving a freeway, a network of arterials, collector streets and neighborhood streets will take the automobile to its destination. A differentiation should be made between the traffic flow requirements of downtown streets on the one hand, and the arterials that connect freeways with major centers. The streets of the central business district move a great number of vehicles, but rather slowly, as this is a terminal area. A major thoroughfare such as Air Base Parkway is a connecting street between the freeway and the Air Base and should move traffic at fairly high speeds. An increase in freight to the Air Base is to be expected.

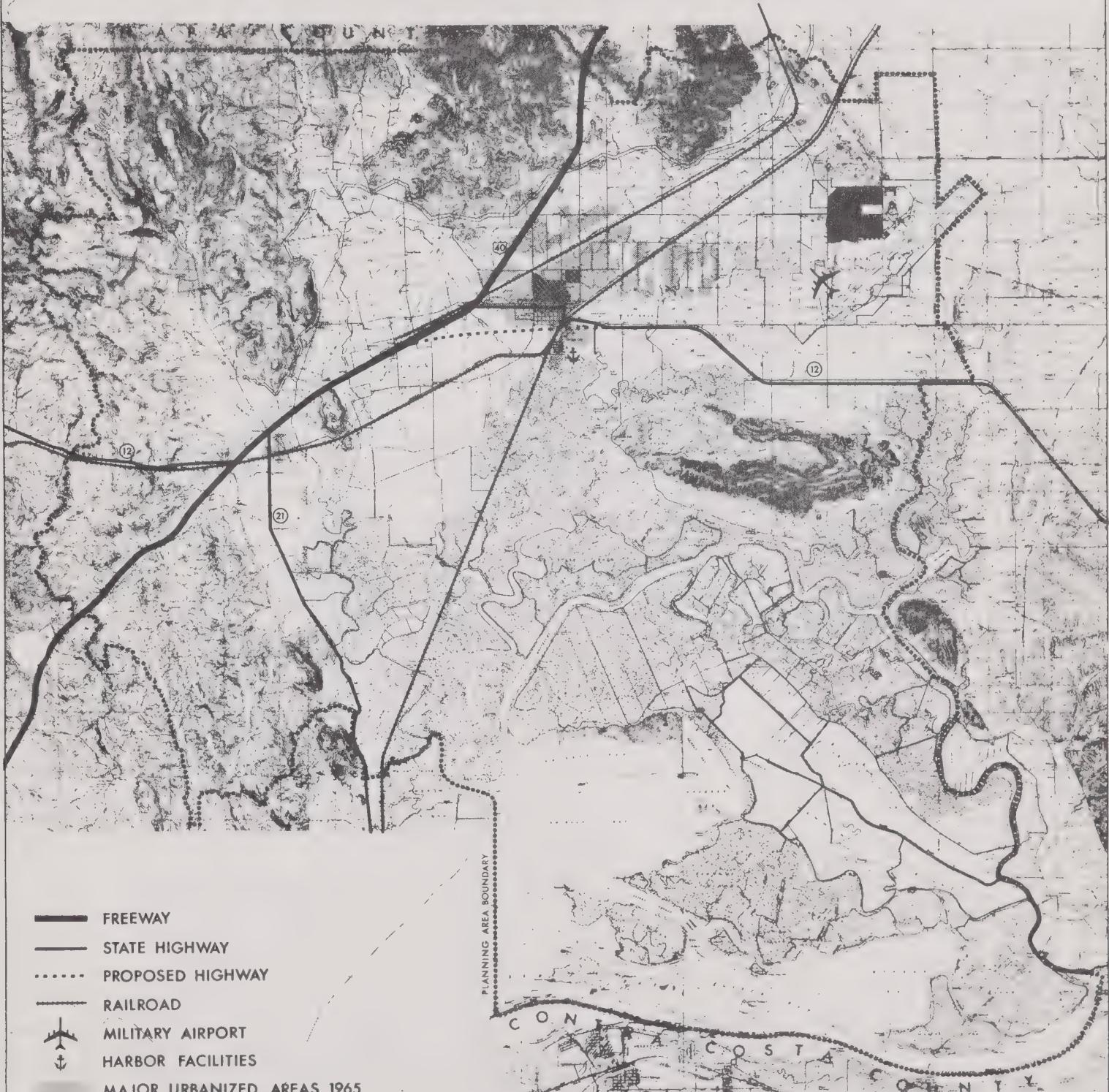
Air Base Parkway has two important functions: it connects the freeway with the Air Base, and it is part of the local traffic system connecting the freeways with homes. Because of this special character of Air Base Parkway, certain special design characteristics are being proposed in the Fairfield-Suisun City and Green Valley-Cordelia Plan, Part II of this report.

All freeways should be fully landscaped. Control and eventual elimination of outdoor advertising along all roads and highways of the planning area is a first step in scenic conservation.

All freeways and highways should have a corridor established with additional right-of-way acquired for landscaped strips. For example, the minimum distance from tree trunk to travelled way should be about 25 feet. The additional landscaped strip is a concept based on the realization that residences should not face the freeway directly. The noise, smell, glare and other nuisances are detrimental to good living qualities. Each particular case must determine the means by which this concept is realized.

Jameson Canyon Road (a portion of State Route 12) has been designated by the State of California as a "Proposed Scenic Highway" in Report on a Preliminary Plan for

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TRANSPORTATION AND CIRCULATION 1965

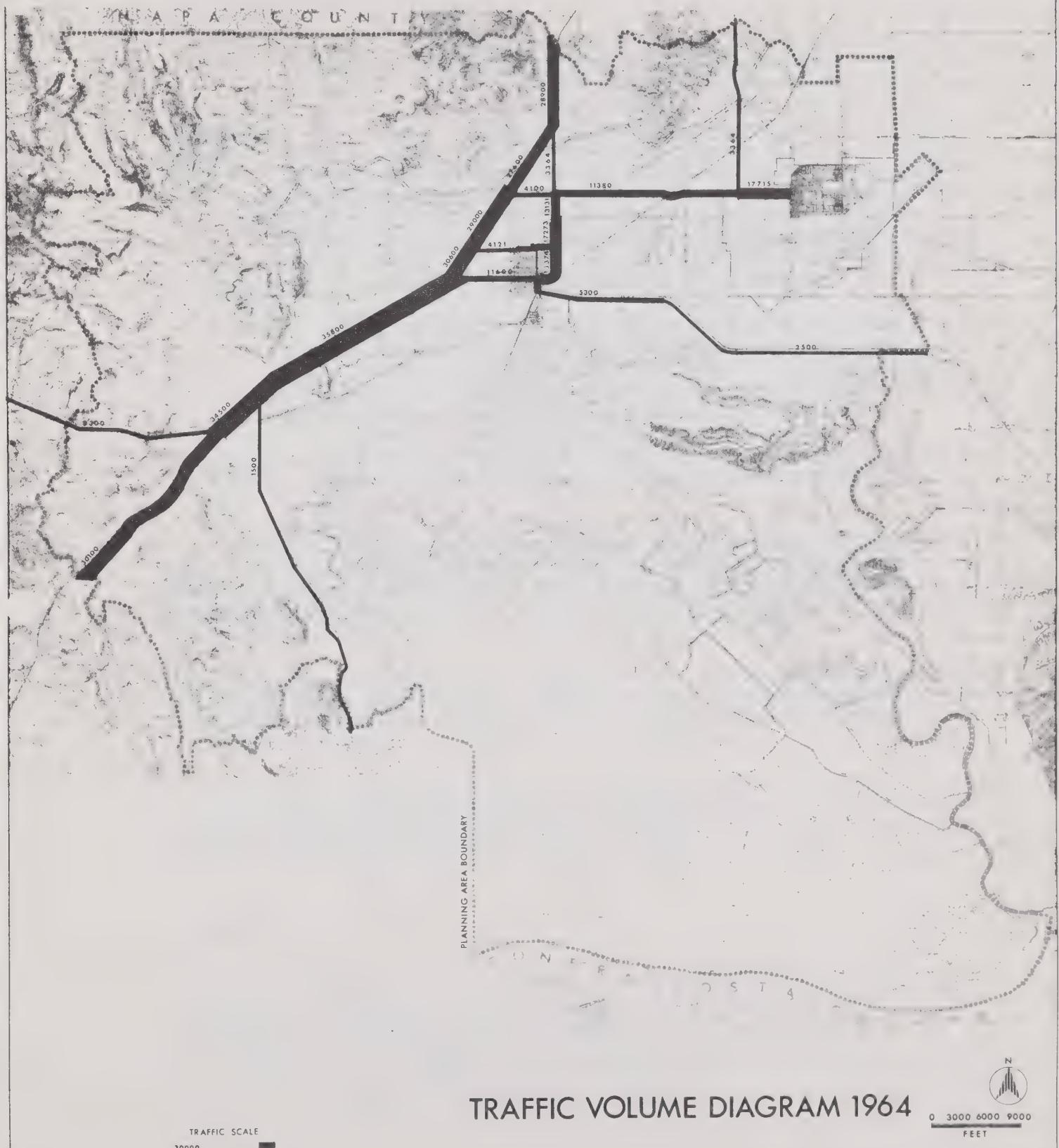


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CENTRAL SOLANO COUNTY PLANNING AREA * CALIFORNIA

FAIRFIELD-SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



TRAFFIC VOLUME DIAGRAM 1964



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TRAFFIC SCALE
30000
25000
20000
15000
10000
5000
0
TWO WAY VEHICLE VOLUME
AVERAGE DAILY TRAFFIC
(ANNUAL)

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Scenic Highways, published by the California Department of Public Works, Sacramento, March 1962.

In conformance with this proposal, the Area General Plan map proposes that a scenic corridor be established along Route 12. Quoting from the scenic highway report: "A scenic corridor is that part of the landscape abutting a State highway route which contains outstanding views, flora and geology and other unique natural attributes and historical and cultural resources affording pleasure and instruction to the highway traveller. The whole purpose of the scenic highway program is to preserve and enhance these attributes and resources through appropriate conservation measures. Within the scenic corridor, the basic need is to preserve lateral sight distances along one or both sides of the highway. The degree of protection will vary with the terrain and other landscape factors, and while it may not be feasible to protect the entire corridor, careful delineation and analysis can reveal where protective action is most necessary and what method of scenic conservation is most applicable."

The portion of Highway 40 that proceeds southwesterly from Cordelia is also included in the State proposal for scenic highway status and special consideration of the protection of scenic values should be kept in mind. Along county roads, perhaps the most simple and direct control of landscape qualities will result from careful attention to zoning provisions and zoning districts that are applied to the land.

Coordinated work between the State and the County should continue over the years in order to develop procedures for implementing effective conservation along scenic routes and corridors.

The general location of future major thoroughfares is shown on the General Plan Map. It is essential that rights-of-way be reserved and that these roads be constructed as urbanization takes place. This will be the responsibility of Solano County and the two cities in the planning area, and it will be a major part of their capital improvement program.

Anticipation of fiscal and locational requirements will be especially critical in those areas, presently unincorporated, in which intensive urbanization is expected. Close coordination and cooperation between the County and the cities will be necessary in those areas where future annexations are to be anticipated.

Four lane major thoroughfares will be required to connect the major public outdoor recreation areas with urbanizing areas. By 1985 there will be a need for a comprehensive regional transportation system, as it will not be possible to move all the required freight and passengers by motor vehicle alone.

RAIL

Existing rail facilities will continue to be an important part of the regional freight transportation picture, but no major expansion of facilities is anticipated. Minor extensions may be expected in developing industrial areas, depending on the types of raw materials and finished products needed for specific industries. The planning of such facilities should be related to the planning of local streets and utility lines and included in the industrial district development plan.

AIR

There are at present only minor civilian air facilities available in Solano County. The air facilities of the adjacent communities are not adequate to serve the needs of the Central Solano County Planning Area.

1. Scheduled Air Lines

Residents of the planning area must now utilize facilities of Santa Rosa, Sacramento, Oakland or San Francisco for interregional, continental and international flights. Feeder airline facilities should be located within the planning area.

2. General Aviation

The closest airports with complete general aviation facilities (to serve the business and commercial community) are located in Napa and Concord. Similar facilities should be available within the planning area.

3. Minor Facilities

Minor airports are located at Vacaville, the Nut Tree and Rio Vista. These facilities may be adequate to serve the present sport flying needs of the area, but they will not be large enough or convenient enough to serve the future needs of Central Solano County.

Appendix Table XXIX lists the civilian air facilities of four North Bay counties, giving some details of available air facilities.

Because of present and anticipated needs, the Area General Plan proposes that a new civil air facility be located within the Central Solano County Planning Area. The new five year plan of the Federal Aviation Agency also proposes a new airport to serve the Fairfield-Vacaville area.

Insufficient information now exists to allow the proposal of a specific, definite location for this airport. The following criteria should be considered in airport localization studies:

1. Conflicts between military and civilian air traffic should be minimized.
2. No new air facility should be located within one mile of Travis Air Force Base. Military air traffic control may be required for both Travis and the civilian operations. (Table XXX in the Appendix cites situations where there is joint use of airports as well as air traffic operations).
3. Future aerospace and related industries should be provided with an airport that permits direct taxiing to these operations.
4. There should be a natural and economic transition to civilian use should Travis Air Force Base ever be partly or fully deactivated at any time in the future. (Although it is not anticipated that such an event will occur within the next decade, this must be taken into consideration when thinking in longer range terms.)

A system of helicopter service is to be expected with service to regional heliports (such as San Francisco, Oakland, Palo Alto, San Jose, Vallejo, Santa Rosa), as well as supporting services with helistops at each community. Military heliport facilities are expected to be located at Travis Air Force Base for shuttle service to San Francisco and Oakland airports. The civil heliport will be located at the Marina in Suisun.

WATER

Barge and ship traffic will continue in the future much as it has in the past (see Table 26). It is not anticipated that future industry will have a need for major channel dredging to accommodate deep sea vessels. Should the traffic situation change, it will always be possible to review the physical requirements for Suisun Channel and make the revisions which are necessary without upsetting animal and plant ecology of the Suisun Marshes.

Interrelationships between the various types of passenger transportation systems must improve. New helicopter and fast water transportation must connect with local bus service, rail rapid transit, and so forth.

As the Bay Area becomes increasingly congested, a much more efficient passenger transportation system will become imperative. Although the Central Solano County Planning Area will be outside the large problem area, it may well benefit from the overall improvements of Bay Area systems.

The most dramatic change in water transportation will be the provision of high speed passenger service to Bay Area communities with waterfront locations by means of hydrofoil, hovercraft and other advanced systems. In the Central Solano County Planning Area, planning for water transportation terminals should be undertaken in coordination with planning for recreational boating areas. The best location for these terminals is obviously in the Suisun area or further south.

TABLE 26: WATERBORNE COMMERCE

Origin and Destination - 1962	Short Tons	% of Total
Richmond Harbor	17,694,795	32.0
Carquinez Strait	10,085,428	18.3
Suisun Bay Channel	<u>4,658,069</u>	<u>8.4</u>
San Francisco Harbor	4,278,454	7.8
San Joaquin River and tributaries	4,046,279	7.3
Oakland Harbor	4,001,472	7.3
Redwood City Harbor	3,192,028	5.8
San Pablo Bay and Mare Island	2,249,591	4.1
Sacramento River	1,961,994	3.6
All other points	3,055,746	5.5
Total tonnage, unadjusted	55,223,357	100.0
Total tonnage, adjusted for internal receipts & shipments	44,642,357	

Characteristics of Bay Area Tonnage - 1962		Short Tons
Foreign:	Imports	6,976,717
	Exports	4,741,233
	Total	11,717,950
Coastwise:	Receipts	
	Shipments	8,977,657
	Total	22,248,994
Local and internal receipts and shipments		21,256,912
Total tonnage, unadjusted		55,223,856

Note: Short Ton = 2000 pounds.

Source: "Waterborne Commerce of the U.S.," Corps of Engineers.

PUBLIC UTILITIES

C. PUBLIC UTILITIES

Water Supply

An adequate supply of water is and will be available to the planning area at least until the 1990's, which is beyond the period of time being planned for by this study.

Water planning for the area is done by the County-wide Flood Control and Water Conservation District. The permanent Solano County Water Council is the coordinating body that considers the interests of both urban and rural users and promotes cooperation between groups.

The major sources of water for the next twenty years are:¹

1. Underground water
2. Lake Berryessa
3. Cache Slough Line (Delta)
4. North Bay Aqueduct (Delta; future 1980)
5. The West Sacramento Canal (Bureau of Reclamation Project, Red Bluff; future 1980)

The West Sacramento Canal is expected to meet the water requirements of Solano County for a period well beyond 1990. Additional water sources, such as the Eel River in northern California, are already in the long-range plans for the State. The State of California and the Federal Government have participated in regional and state-wide water conservation projects for the last several decades and undoubtedly will continue to do so in the future. The State of California has prepared a long-range master plan for development of its water resources.

Local communities will of course need to provide distribution lines, treatment facilities, etc. and will have to expand district boundaries (or form new districts) as development occurs. (See also Part II.)

¹ Solano County Economic Study, Part I, California Municipal Statistics, Inc. November 1963.

Sewerage

The technology of sewage treatment has developed to the point where it is possible for a single plant to handle sewage for a metropolitan area, as the Hyperion plant serves Los Angeles. On the other hand, where large facilities are not considered possible or desirable, sewage treatment plants can be economically operated for very small communities.

In the past, Bay Area communities disposed of their effluent from treatment plants by discharging it into the San Francisco Bay and into tributaries of the Bay. This caused serious contamination of Bay waters. As future urbanization occurs, it is essential that communities provide adequate treatment facilities to prevent contaminated areas.

The Fairfield-Suisun Sewer District fortunately has provided for future sewage disposal facilities for urbanizing areas within the Central Solano County Planning Area. This includes the planning of facilities and financing them. (See also the Fairfield-Suisun City and Green Valley-Cordelia Plan, Part II.)

Drainage

Drainage is especially important in an area which is changing in character from rural to urban facilities, as the total runoff becomes greater in quantity and intensity. The Solano County Flood Control and Water Conservation District is a County-wide organization which provides an overall program for the area. Drainage problems must be anticipated prior to residential developments, especially in the Green Valley-Cordelia area. (See also Part II.)

Power

The Pacific Gas and Electric Company provides gas and electricity for a large part of California and has interconnecting grids with other systems.

The PG&E gas distribution system connects with fields in Canada, Texas, New Mexico and California. The Rio Vista field (and others) guarantees a local supply. Hydroelectric generating plants which operate from the water runoff of the Sierra are the primary source of electric power. If a local plant for supplementary use should be developed, it would probably be located in the southeast corner of the planning area.

Communications

The Pacific Telephone and Telegraph Company provides local telephone service. It is part of a nationwide and world wide telecommunications network. Western Union Telegraph Company provides telegraph service.

Sacramento Valley and Bay Area TV and radio stations provide services for this area, but in the future, it is anticipated that stations might be located within the planning area.

The area is served by a local daily newspaper (The Daily Republic) as well as by the San Francisco metropolitan dailies. Newspapers of nearby communities are also available, including the Vallejo Times Herald, The Napa Register and the Vacaville Reporter.

REALIZATION OF THE PLAN

D. REALIZATION OF THE PLAN

A check list of the major elements of a General Plan implementation program follows:

1. Zoning ordinance
2. Subdivision ordinance
3. Official Plan lines (future streets ordinance)
4. Precise studies
5. Renewal, redevelopment
6. Annexation program
7. Public information program
8. Industrial development program
9. Inter-agency coordination
10. Capital improvement program
11. Annual review

The first seven in the list will be considered in Part II of this report, the Fairfield-Suisun City and Green Valley-Cordelia Plan.

Items 8 and 9 will be considered in this section and items 10 and 11 will be considered both in this section and in the Fairfield-Suisun City and Green Valley-Cordelia Plan.

Industrial Development Program

The Solano County Industrial Agency is the organization that will be primarily and directly concerned with the promotion of industrial development for the County. There should be good two-way communications between this agency and other agencies of local government.

The Fairfield-Suisun Chamber of Commerce is an important non-governmental organization interested in all aspects of development in the area. It can give support to the implementation of the Plan. Service clubs, lodges, patriotic organizations, etc. also play important (if less direct) roles in local development.

Inter-Agency Coordination

This area has had an excellent history of City-County coordination. Inter-agency coordination is especially important where different levels of government are involved, such as federal or state department with city, county or district government. All public agencies are now required by California State Planning Law to refer to Planning Commissions any planned improvements so that their location, purpose and extent can be reviewed to determine their conformity to a General Plan.

Capital Improvement Program

The capital improvement program is the process by which local government anticipates its expenditures for major capital items. This fiscal planning makes it possible for local government to acquire funds in the most economic way.

Where a capital improvement program is in operation, it is possible to compare various advantages of pay-as-you-go techniques with various forms of bond financing, and then to choose the most economical method for a specific project. In some cases, a pay-as-you-go system for major capital improvements is not possible without a capital improvement program to anticipate money requirements. The capital improvement program is usually set up on a five year basis. Beyond its value as a fiscal tool for public administrators, this program is a valuable schedule for future projects; and it is useful to all agencies of government and to the citizens. The capital improvement programs of the County and district governments should be prepared for a five year period.

The following partial list includes major capital improvements of regional significance which proposed by the Plan:

- County Government Center
- Selected County thoroughfares
- Junior College
- High School
- Regional park
- Community park
- Airport
- Harbor
- Various other transportation facilities
- Industrial development
- Public utilities

For additional detail on capital improvement programs, see the corresponding section in the Fairfield-Suisun City and Green Valley-Cordelia Plan, which follows.

Annual Review

The Area General Plan should be reviewed annually by the County and the Cities of Fairfield and Suisun City. Minor adjustments of policy can be made at the time of annual review.

At regular intervals of at least every five years a major review should be undertaken for the purpose of an overall review of policies and proposals of the Plan. Both the text and the maps should be revised so that the Plan will always be up to date.

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II

**PART II: FAIRFIELD-SUISUN CITY AND
GREEN VALLEY-CORDELIA
GENERAL PLAN**

**DELIA
AREA * CALIFORNIA
ONS**



ELLING
 ■ VERY HIGH DENSITY
 ■ HIGH DENSITY
 ■ MEDIUM DENSITY
 - LOW DENSITY
 ■ VERY LOW DENSITY

SUBURBAN
RURAL

AYING
 ■ PARKS
 ■ REGIONAL RECREATION
 ■ BOAT LAUNCH
 ■ GOLF
 ■ SOCIALIZING
 ■ FAIRFIELD CIVIC CENTER
 ■ COMMUNITY CENTER

SERVICING
 CM FAIRFIELD CITY HALL LIBRARY
 SC SOLANO COUNTY CENTER
 M MEDICAL FIRE STATION H.Q.
LEARNING
 WHITE ELEMENTARY SCHOOL EXIST. PROPOSED
 WHITE HIGH SCHOOL
 JJC JUNIOR COLLEGE (CONSIDERED)

WORKING
 ■ EXTENSIVE AGRICULTURE LOT SIZE 20 AC.
 ■ INTENSIVE AGRICULTURE 10 AC.
 ■ INDUSTRIAL ■ WAREHOUSING & LIGHT INDUSTRY
SHOPPING
 ■ RETAIL ■ NEIGHBORHOOD COMMUNITY AUTOMOTIVE SERVICES COMMERCIAL SERVICE
 ■ HIGHWAY RELATED
 ■ PROFESSIONAL & ADMINISTRATIVE OFFICES

MOVING
 ■ PROPOSED
 ■ FREEWAY & STATE HIGHWAY
 ■ EXPRESSWAY
 ■ ARTERIAL
 ■ LANDSCAPING STRIP
 ■ MAJOR PARKING
 ■ MILITARY AIRPORT
 ■ HELIPORT
 ■ BUS DEPOT
 ■ RAILROAD
 ■ HARBOR
 ■ GRADE SEPARATION (DIAGRAMMATIC LOCATION)
 ■ EXISTING
 ■ INTERCHANGE

ORBIT SYMBOLS INDICATES:
 A. POLICY OF USING ONE QUADRANT
 OF AN INTERSECTION, IF AT
 AN INTERSECTION;
 B. FLEXIBILITY IN INTERPRETATION
 OF EXACT LOCATION.

ADOPTED AND AMENDED BY RESOLUTION NO. 67-15
 BY THE CITY COUNCIL, CITY OF FAIRFIELD
 ON THIS 27TH DAY OF MARCH 1967
 MAYOR SHIRLEY A. SMITH CLERK, OLIVE M. MCROBBIN

ADOPTED BY SOLANO COUNTY
 BOARD OF SUPERVISORS ON
 THIS 3RD DAY OF MARCH 1967
 CHAIRMAN JESUS DOMINEY CLEBLE NEIL CRAWFORD

ADOPTED BY THE SOLANO COUNTY
 PLANNING COMMISSION
 ON THIS 4TH DAY OF OCTOBER 1966
 CHAIRMAN JAMES ANDERSON SECRETARY BENEDICT NELSON

ADOPTED BY THE CITY PLANNING COMMISSION
 CITY OF FAIRFIELD
 ON THIS 17TH DAY OF MARCH 1967
 CHAIRMAN HAGLEY ENGLISH SECRETARY GENE COOPER

GENERAL PLAN MAP 1985

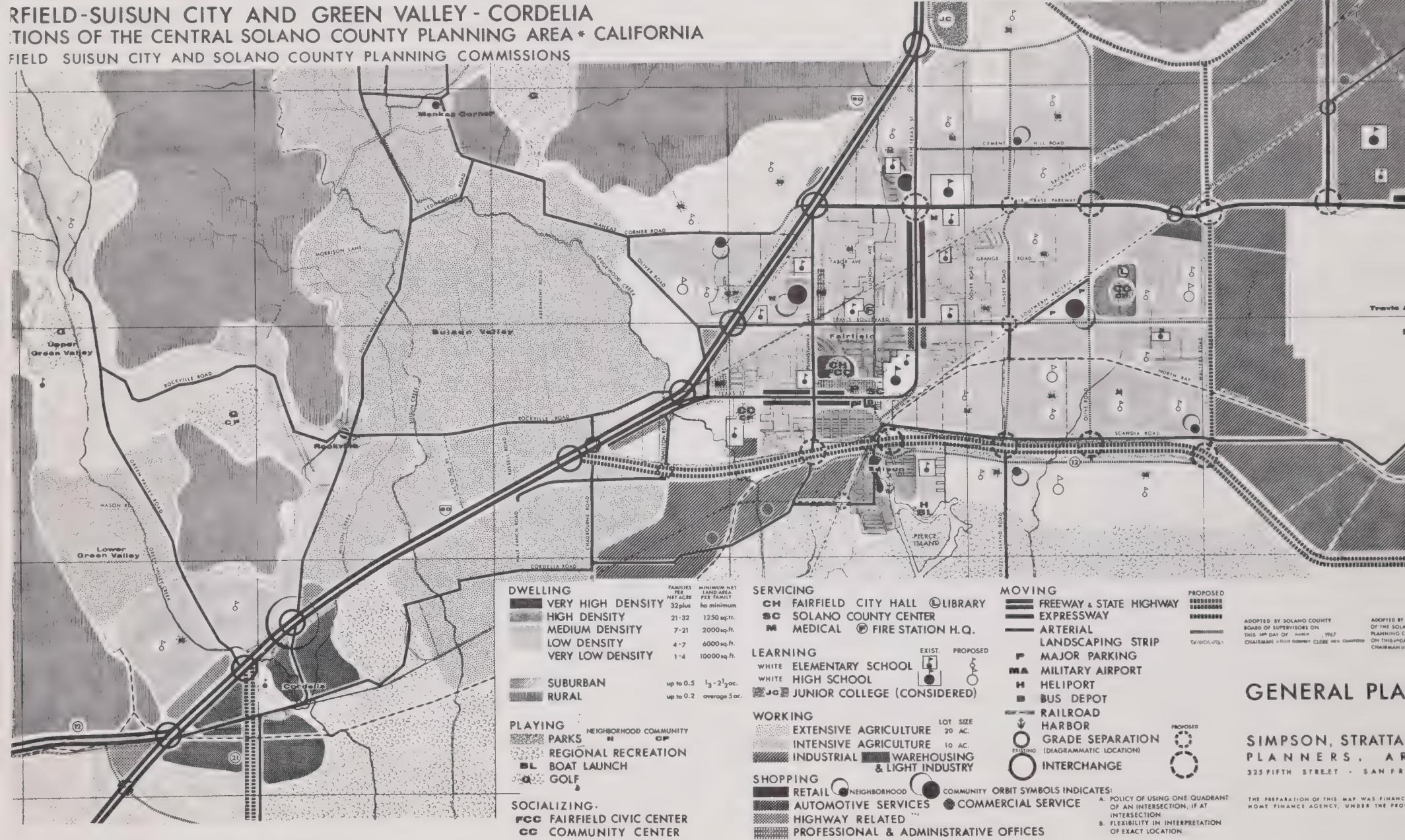
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FEET



**SIMPSON, STRATTA & ASSOCIATES and KARL H. BARUTH
 PLANNERS, ARCHITECTS, ENGINEERS**
 325 FIFTH STREET • SAN FRANCISCO, CALIFORNIA 94107 • TEL. EXbrook 7-1712

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1939, AS AMENDED

FIELD-SUISUN CITY AND GREEN VALLEY - CORDELIA
TIONS OF THE CENTRAL SOLANO COUNTY PLANNING AREA * CALIFORNIA
FIELD SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



EXISTING LAND USE AND ZONING

A. EXISTING LAND USE AND ZONING

The overall view of land use has been presented in Part 1, Central Solano County General Plan. The Existing Land Use Diagram on the following page shows the present status of development, focusing on the urbanizing area. Table 27 presents land use information in statistical form.

The Suisun Marsh has prevented urban development from proceeding southward. Travis Air Force Base limits development to the east. Much of the planning area has been kept at a low density and intensity of use due to the hilly nature of the land. The valleys to the east of Fairfield and Suisun City are devoted to agriculture. The Suisun Valley consists primarily of Class 1 soils, and this valley is a very high grade agricultural area. The Existing Land Use Diagram indicates the spread of residential areas to the north and east. At the present time development has "leapfrogged," leaving undeveloped areas between developed areas.

Commercial centers have followed to serve the new residential areas. Much of the commercial development has occurred in a linear (or strip) pattern.

The Zoning Diagram for the Central Solano County Planning Area gives the overall picture of zoning in the area. ~~For up-to-date zoning within Fairfield and Suisun City, reference should be made to the zoning maps on file in the city halls. Table 28 gives a statistical summary of nonagricultural zoning.~~

Enough land should be zoned in advance of need that no artificial "shortage" occurs. On the other hand, where excessive amounts of land are zoned for commercial purposes, there is a tendency to discourage the appropriate and proper interim uses, such as agriculture.

The General Plan computes land needs for a 20-year period. Although it is not generally desirable to zone this far in advance of need, the General Plan provides a framework for the orderly expansion of zoning to guide future development. Upon the adoption of the General Plan, the Planning Commissions of the County and of the cities may wish to initiate a new zoning review procedure which will insure future conformance to the Plan.

TABLE 27: DOMINANT LAND USE, 1965
FAIRFIELD-SUISUN CITY AND GREEN VALLEY-CORDELIA PLANNING AREA

Land Use Type	Fairfield		Suisun		Uninc.		Total Area (Tenths dropped)	
	Acreage	Percent Subtotal	Acreage	Percent Subtotal	Acreage	Percent Subtotal	Acreage	Percent Subtotal
Single Family Residential	1,130.3	63.0	50.0	38.8	383	72.9	1,156	63.9
Duplex	19.4	1.1	25.0	19.4	14	2.7	58	2.4
Multifamily	66.8	3.7	15.0	11.6	---	----	82	3.3
Trailer Parks	56.4	3.1	2.8	2.2	---	----	59	2.4
Commercial	118.0	6.6	9.3	7.2	4	0.8	131	5.4
Industrial	20.7	1.2	12.5	9.7	6	1.1	40	1.6
Church	39.0	2.2	---	---	---	----	39	1.6
Medical	13.5	0.8	---	---	---	----	14	0.6
Government	38.2	2.1	1.0	0.7	---	----	39	1.6
Elementary Sch.	103.9	5.8	13.4	10.4	8	1.5	125	5.1
High Schools	77.5	4.3	---	---	---	----	78	3.2
Parks & Rec. uses	109.3	6.1	---	---	110	21.0	219	8.9
Subtotal	1,793.0	100.0	129.0	100.0	525	100.0	2,447	100.0
Other ¹	<u>707</u>		<u>371</u>		<u>149,475</u> ²		<u>150,553</u>	
Total	<u>2,500</u>		<u>500</u>		<u>150,000</u>		<u>153,000</u>	

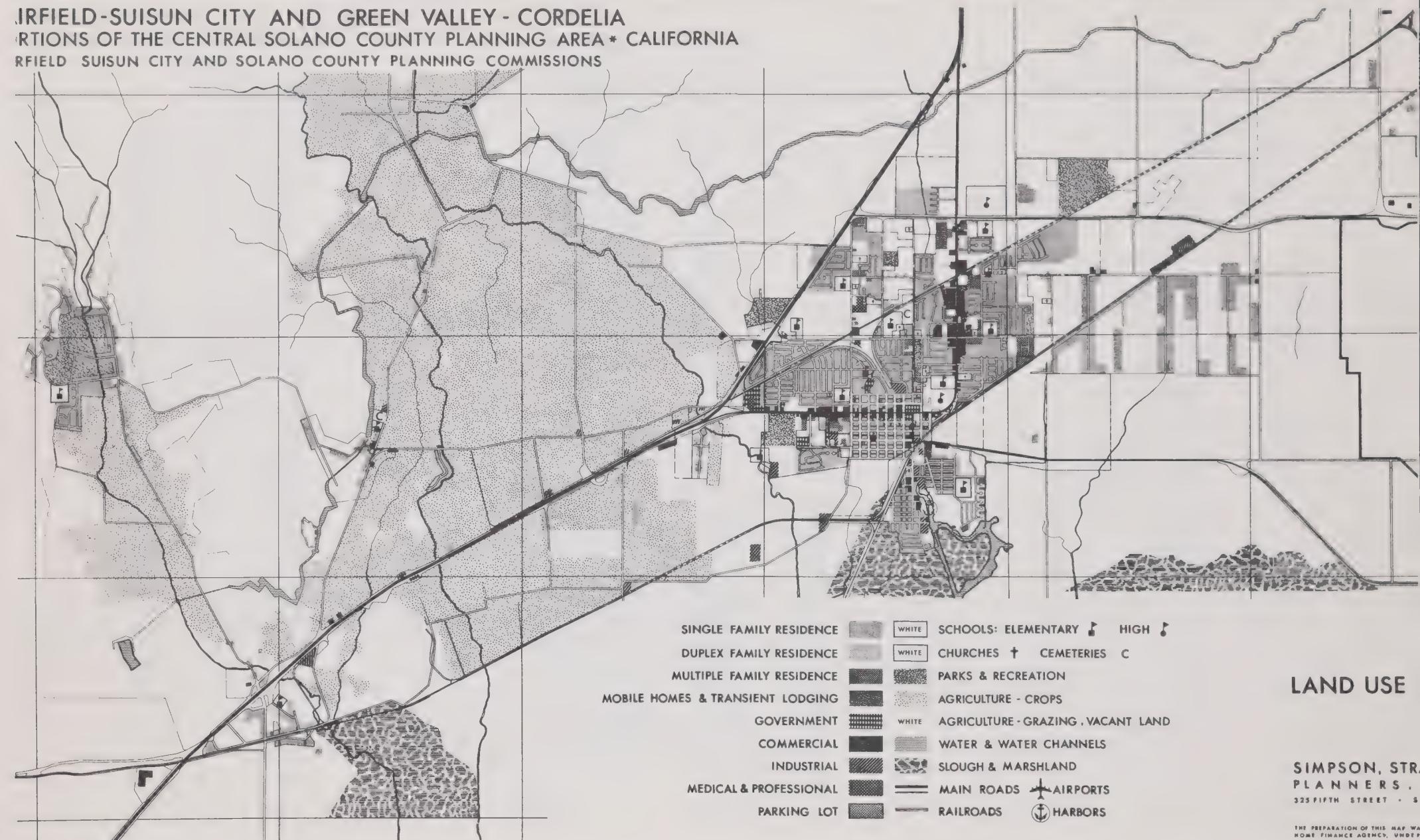
¹ Agriculture, Vacant, Waterways, Roads, Railroads, etc.

² Includes Travis Air Force Base.

Note: Acreages are based on measurements taken from land use maps for the County of Solano and the cities of Fairfield and Suisun. The figures are approximations from map scales and are rounded off. The figures for Suisun and for the unincorporated area are not necessarily complete in all categories as the source maps had already summarized data. Acreages less than 1.0 have been dropped. The total acreage for the City of Fairfield does not include recent annexations.

Source: Consultant's compilation, 1965.

IRFIELD-SUISUN CITY AND GREEN VALLEY - CORDELIA
PORTIONS OF THE CENTRAL SOLANO COUNTY PLANNING AREA * CALIFORNIA
IRFIELD SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



SIMPSON, STRAUB
PLANNERS.
325 FIFTH STREET • SAN FRANCISCO, CALIFORNIA

THE PREPARATION OF THIS MAP WAS
SUPPORTED BY THE U.S. HOME FINANCE AGENCY, UNDER THE
U.S. HOUSING AND HOME FINANCE POLICY

TABLE 28: EXISTING ZONING, 1965
FAIRFIELD-SUISUN CITY AND GREEN VALLEY-CORDELIA

Areas	Acreage
Business and Professional Office Districts	14
Park Districts	250
Commercial Districts	380
Manufacturing Districts	341
Residential Districts	3,915

Note: These acreages are based on measurements at a 97% accuracy taken from the "Sectional Districts Map" (Scale: 3/4" = 1000') supplied by the Planning Department of Solano County; from a map supplied by the Planning Department of the City of Fairfield; and from a map supplied by the Planning Department of the City of Suisun City (Scale: 1" = 500'). The figures are approximations from map scales and are rounded off.

The area is bounded by agricultural districts, the areas of which have not been calculated as they are part of the larger agricultural areas considered in the Area General Plan.

Source: Consultant's Compilation, 1965.

B. HUMAN ACTIVITY PATTERNS

The Relation Between Human Activities and Planning Concepts

The diagram of human activity patterns in the Central Solano County Area (Part I) is also applicable to the Fairfield-Suisun and Green Valley-Cordelia Plan.

The same planning approach has been used for both plans, emphasizing the human being and the various types of activities in which he is engaged.

Dwelling

This section consists primarily of maps and tables which set forth the data and calculations utilized in the design of the Plan map, and which provide additional information. The Fairfield-Suisun City and Green Valley-Cordelia Plan map sets forth the residential neighborhood densities and the generalized location of neighborhood and community facilities.

Of special significance is the very low density residential designation in the Cordelia Area south of Interstate 80 Freeway and east of the Benicia Freeway. This designation is in recognition of the existing improvements including the dwellings, school, streets and vacant parcels presently committed to residential use and reflects the present local desire. Although such recognition implies that the existing residential values should at this time be preserved, no residential expansion is recommended and it is not intended that the residential uses be continued if change is desired by the future Cordelia community.

Tables 29, 30 and 31 indicate the recent history and present status of residential construction in the area. (See Appendix Table XXXI.)

Pressure for urban expansion will continue in Fairfield and Suisun City, making the provision of certain urban facilities a more difficult problem in the future than it has

TABLE 29: TRENDS IN RESIDENTIAL BUILDING
CITY OF FAIRFIELD

Building Permits Issued	1955	Percent	1960	Percent	1964	Percent
Single Residential	221	100.0	177	55.3	731	79.9
Duplex Units	---	0.0	6	1.9	16	1.7
Multi-Family Units	---	0.0	137	42.8	180	18.4

Source: Building Department, City of Fairfield, 1965.

SUISUN CITY

Building Permits	1960 Units	%	1961 Units	%	1962 Units	%	1963 Units	%	1964 Units	%
Single										
Fam. Res. 1-1	20.0	3- 3	5.55						5- 5	10.41
Single Aptmt.							1- 1	1.45		
Duplex			2- 4	7.41					2- 4	8.33
Triplex			1- 3	5.55	1- 3	1.4			1- 3	6.25
Fourplex	1-4	80.0	11-44	81.48	52-208	98.6	17-68	98.55	9-36	75.00
TOTAL	5	100.0	54	100.0	211	100.0	69	100.0	48	100.0

Source: Building Department, City of Suisun, 1965.

UNINCORPORATED AREA, CENTRAL SOLANO COUNTY

Area	Number of Living Units Constructed, 1960 to July 1965
Green Valley	78 (All Single Family)
Cordelia	12 (All Single Family)
Mankas Corner	12 (Single Family and One Duplex)
Rockville	17 (All Single Family)

Source: County Planning Department, Solano County, July 1965.

Central Solano County General Planning Program - 1965

**TABLE 30: RESIDENTIAL BUILDING ACTIVITY
AND SUMMARY OF EXISTING DWELLING UNITS**

A. FAIRFIELD RESIDENTIAL BUILDING SUMMARY 1955-1964
Based on data from the Fairfield Building Division

Year	D.U.'s	Single Family Residential			Multiple Family Residential				
		Per Cent ¹	Valuation	Per Cent ²	Permits	D.U.'s	Per Cent ¹	Valuation	Per Cent ²
1955	221	100	\$ 2,007,415	100	--	---	--	---	--
1956	156	99	1,471,690	99	1	2	1	\$ 11,000	1
1957	89	100	999,039	100	--	---	--	---	--
1958	188	65	2,373,962	83	14	102	35	497,849	17
1959	419	75	5,097,589	88	14	137	25	741,801	12
1960	177	57	2,172,665	74	32	134	43	778,477	26
1961	227	45	3,004,412	67	37	283	55	1,469,837	33
1962	305	45	3,955,762	70	61	366	55	1,712,409	30
1963	447	63	6,244,289	80	49	258	37	1,608,380	20
1964	731	79	10,276,362	90	35	196	21	1,160,722	10

B. SUISUN RESIDENTIAL BUILDING SUMMARY 1960-1964
Based on data from the Suisun City Building Inspector

Year	Single Family Residential		Multiple Family Residential	
	D.U.'s	Per Cent ¹	D.U.'s	Per Cent ¹
1960	1	20	4	80
1961	3	5	54	95
1962	0	0	211	100
1963	0	0	69	100
1964	5	10	43	90

C. TOTAL DWELLING UNITS IN FAIRFIELD-SUISUN SEWER DISTRICT - JAN. 1964
Based on data of the Fairfield-Suisun Sewer District

Residential Type	Number of Dwelling Units
Single Family	5,396
Multiple Family	2,702

¹ Percentage of total residential dwelling units.

² Percentage of total residential valuation.

TABLE 31: DWELLING UNITS, 1955 AND 1964
 CENTRAL SOLANO COUNTY PLANNING AREA
 (Not including Travis Air Force Base)

	Structures 1955	Dwelling Units 1955	Dwelling Units 1964	% Increase of d.u.'s over 1955
Fairfield				
Single Family	2,952	2,952	5,691	93.0
Two Family	93	186	224	41.0
Multifamily	<u>92</u>	<u>379</u>	<u>1,587</u>	<u>320.0</u>
Totals	3,137	3,517	7,502	113.5
Suisun				
Single Family	177	177	208	17.5
Two Family	192	384	392	2.1
Multifamily	<u>5</u>	<u>16</u>	<u>386</u>	<u>230.0</u>
Totals	374	577	986	71.0
Unincorporated				
Single Family	954	954	1,264	32.5
Two Family	8	16	20	25.0
Multifamily	<u>---</u>	<u>---</u>	<u>4</u>	<u>---</u>
Totals	962	970	1,288	34.0
Total Planning Area				
Single Family	4,083	4,083	7,163	75.0
Two Family	293	606	636	116.0
Multifamily	<u>97</u>	<u>395</u>	<u>1,977</u>	<u>400.0</u>
Totals	4,473	5,084	9,776	118.5

Source: For 1955 Figures: A General Plan, 1956.
 For 1964 Figures: Consultant's compilation, 1965.

been in the past. Some existing streets must be widened and provision for future street rights-of-way must be made. Land for schools should be acquired prior to (or at the time of) subdivision. City facilities such as community parks must be scheduled in advance by means of the capital improvement program.

Tables 32, 33 and 34 are design calculations dealing with future population, dwellings, densities and land requirements. The areas calculated are "net community acreages" which include land requirements for local streets, community services and commercial areas but exclude all regional facilities.

Working

Text and tables regarding agriculture, industry and Travis Air Force Base are in Part I of this report, the Area General Plan.

WHOLESALE TRADE

Solano County's growth in wholesaling has increased steadily during the last 10 years, but most of this past growth has been in Vallejo. See Tables 35 and 36.

There is optimism that the Central Solano County Planning Area will experience a large growth in wholesaling activities in the relatively near future. This may parallel the growth that has been made in retail sales and manufacturing. An increase is particularly expected around the Cordelia area. This expectation is based on a number of favorable factors, such as the concentration of highway routes and rail routes and termini.

A base for future wholesaling requirements can be derived from the average number of wholesaling employees for the State of California: nearly 20 wholesale employees per 1,000 population. The ratio for Central Solano County is now low because Travis Air Force Base is a major employer but was not included in wholesaling calculations.

With greater diversification of employment in the future and the excellent road and rail transportation network planned, the ratio can be safely measured as one additional wholesale trade employee per year per 1,000 population. Table 37 illustrates this and attempts to forecast the land requirements for wholesale trade in 1985. (A comparison with other areas is made in Table XXXII of the Appendix.) The roster of industries given in Table 38 indicates the steady and important growth in economic base activities.

RETAIL TRADE AND SERVICES

The following description clarifies the types of retail districts that are to be found currently in the planning area.

1. Neighborhood and Community Shopping Centers. These are to be found in Cordelia, Rockville, Mankas Corner, as well as Fairfield and Suisun City.
2. Professional Office Districts. These districts will provide specialized services, particularly in the learned professions.

TABLE 32: ESTIMATED FUTURE DEMAND FOR RESIDENTIAL DEVELOPMENT
 CENTRAL SOLANO COUNTY PLANNING AREA
 (Figures are rounded off)

(1) Population - Total

Area	1965 Pop.	1970 Pop.	1975 Pop.	1980 Pop.	1985 Pop.
Fairfield-Suisun City	32,035	44,000	55,000	70,000	90,300
Cordelia-Green Valley	1,700	3,000	5,000	8,000	15,700
Travis AFB	<u>16,271</u>	<u>18,000</u>	<u>20,000</u>	<u>22,000</u>	<u>24,000</u>
Total	50,006	65,000	80,000	100,000	130,000

(2) New Population over 1965 (tables are cumulative)

Area	1970 New Population	1975 New Population	1980 New Population	1985 New Population
Fairfield-Suisun City	12,000	23,000	38,000	58,300
Cordelia-Green Valley	1,300	3,300	6,300	14,000
Travis AFB	<u>1,700</u>	<u>3,700</u>	<u>5,700</u>	<u>7,700</u>
Total	15,000	30,000	50,000	80,000

(3) New Dwelling Units to be built after 1965 (tables are cumulative)

Area	1970 New D.U.'s	1975 New D.U.'s	1980 New D.U.'s	1985 New D.U.'s
Fairfield-Suisun City	3,450	6,900	14,850	22,800
Cordelia-Green Valley	350	700	2,050	3,400
Travis AFB	<u>450</u>	<u>900</u>	<u>1,350</u>	<u>1,800</u>
Total	4,250	8,500	14,250	28,000

Note: Military and civilian population are not distinguished and are mixed in each of the three areas. The resident population of Travis depends on future U.S. government policy. The amount under or over these estimates for the most part will be added to or subtracted from Fairfield-Suisun.

TABLE 33: ANALYSIS OF COMMUNITY DENSITY, 1985

Community	Density	Total Acreage 1985	Design Factor ¹	Total D.U.'s 1985	Persons Per D.U. ²	Total Population 1985 ³
Fairfield (North of Airbase Parkway)	Low	1,560	3	4,680	3.45	16,146
Fairfield (Btn. Travis Blvd. and Airbase Parkway)	Med	1,420	5	7,100	2.50	17,650
	Low	640	3	1,920	3.45	6,624
		2,060		9,020		24,274
Fairfield (Btn. New Highway 12 and Travis Boulevard and the Southern Pacific)	High	310	10	3,100	1.50	4,650
	Med	540	5	2,700	2.50	6,750
	Low	190	3	570	3.45	1,967
		1,040		6,370		13,367
Fairfield (Btn. State Highway 12 & Extension of Travis Blvd.)	Med	800	5	4,000	2.50	10,000
	Low	640	3	1,920	3.45	6,624
		1,440		5,920		16,624
Fairfield (Btn. Highway 80 and Ledgewood Creek)	Low	360	3	1,080	3.45	3,726
	Very low	740	2	1,480	3.45	5,106
		1,100		2,560		8,832
Suisun City (South of Highway 12)	High	160		1,600	1.50	2,400
	Low	900	3	2,700	3.45	9,315
		1,060		4,300		11,715

TABLE 33: ANALYSIS OF COMMUNITY DENSITY, 1985 (Cont'd.)

Community	Density	Total Acreage 1985	Design Factor ¹	Total D.U.'s 1985	Persons Per D.U. ²	Total Population 1985 ³
West of Suisun Valley						
Upper Green Valley	Very low	530	2	1,060	3.45	3,657
	Rural res.	380	1	380	3.45	1,311
Rockville ⁴	Rural res.	630	1	630	3.45	2,174
Lower Green Valley	Low	640	3	1,920	3.45	6,624
Cordelia (So. of Highway 80)	Low	17	3	50 ⁵	3.45	172
		2,197		4,040		13,938
TOTALS		10,457		36,890		104,896
Rural, Suburban, Intensive agriculture, Extensive agriculture						4,520
GRAND TOTAL						109,416

¹ The design factor is derived from the design density, with adjustments for the building vacancy factor, vacant land, community facilities (such as high schools) within the community.

² 3.45 is the projected average family size for 1985 and this figure has been used for the average number of persons per dwelling unit, in single family residential housing. It has been assumed that "persons not living in households" will increase with density, and also that households will decrease in size with increasing density.

³ Travis Air Force Base has been excluded from the calculations. Although it is part of the planning area and has recently been annexed by Fairfield, the air base population and housing characteristics depend upon national policies. In the section of this report devoted to economics and population forecasts, the assumed population living outside of TAFB has been projected at 106,000. Because of the difficulty in forecasting future off-base military population, provision has been made in the plan and in the table above for a slightly larger off-base population. This does not affect the overall population projection of 130,000, which includes all civilian and military personnel, living both on and off Travis Air Force Base.

⁴ The Rockville figures include land along Green Valley Road to Rockville, and south of Rockville west of Suisun Valley Road.

⁵ Existing 1966.

**TABLE 34: SUMMARY OF LAND REQUIREMENTS FOR
COMMUNITY DEVELOPMENT, 1985
FAIRFIELD-SUISUN CITY AND GREEN VALLEY-CORDELIA AREAS**

All data excludes Travis Air Force Base

Population, 1985, excluding Travis AFB	103,000
Population, 1965, excluding Travis AFB	30,700
New Population	<u>72,300</u>
Total urban land requirements, 1985	10,000 acres
Existing developed urban land ¹	3,400 acres
New Land Requirement	<u>6,600 acres</u>
New Population, by dwelling density types	
Low density	41,300
Medium density	25,000
High density	<u>6,000</u>
	<u>72,300</u>
New dwelling units, by density type	
Low density (3.45 persons per d.u.)	12,000
Medium density (2.5 persons per d.u.)	10,000
High density (1.5 persons per d.u.)	<u>4,000</u>
	<u>26,000 d.u.'s</u>
New land requirements, acres, by density types	
Low density (2.8 d.u. per community acre) ²	4,200
Medium density (5.0 d.u. per community acre)	2,000
High density (10.0 d.u. per community acre)	<u>400</u>
	<u>6,600 acres</u>

¹ Table 33 gives net densities which have been converted to "community densities".

² "Community acre" includes community facilities and commercial centers.

Note: The above table does not indicate replacement of existing structures by higher density dwellings.

Source: Consultant's projections.

TABLE 35: WHOLESALE TRADE EMPLOYMENT

Area	Employment		
	1954	1958	1963
United States	2,554,700	2,797,341	2,807,661
State of California	231,333	273,349	308,767
Solano County	472	517	645
Fairfield	n.a.	n.a.	51
Vacaville	n.a.	n.a.	20
Vallejo	n.a.	n.a.	305
Remainder of County	n.a.	n.a.	269

n.a. = not available.

Source: Census of Wholesale Trade, Washington, D.C., 1965.

TABLE 36: WHOLESALE SALES

Area	Sales (\$000)		
	1954	1958	1963
United States	233,976,052	284,974,807	358,386,000
State of California	18,617,352	25,905,802	35,386,000
Solano County	36,455	40,016	62,011
Fairfield	n.a.	n.a.	2,604
Vacaville	n.a.	n.a.	2,412
Vallejo	n.a.	n.a.	23,378
Remainder of County	n.a.	n.a.	33,617

n.a. = not available.

Source: Census of Wholesale Trade, Washington, D.C., 1965.

TABLE 37: EMPLOYEES AND LAND REQUIREMENTS FOR
WHOLESALE TRADE CENTRAL SOLANO COUNTY

	1970	1975	1980	1985
Civilian population (Excluding military personnel)	47,000	60,000	78,000	106,000
Ratio employee/1000 civilian population	5	10	15	20
Wholesale Trade Employees	235	600	1,170	2,120
Space Requirement in Acres (20 employees per gross acre)	12	30	59	106

Source: Census of Wholesale Trade, Washington, D.C., 1965.
Consultant's Estimate, 1965.

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TABLE 38: EMPLOYMENT IN THE MANUFACTURING INDUSTRY
 CORDELIA, FAIRFIELD AND SUISUN CITY
 NOVEMBER 1965

Firm	Product	Number of Employees
Cordelia		
Scotsman Manufacturing Co. Inc. Interstate 80 Freeway	Vacation and Office Trailers	25
Fairfield		
Allied Offset, Inc. 523 Union Avenue	Printing	3
American Pad & Textile Co. Tapatco Division P.O. Box 49	Lifepreservers, sleeping bags, canvas items	20 to 70
Cadenasso Winery P.O. Box 22	Grape growers, wine makers	5
Explosive Technology, Inc. Subsidiary of Ducommun, Inc. P.O. Box KK	Explosive activated components & ordnance systems	90
Fairfield Concrete Company P.O. Box 170	Concrete, building materials	24 (Seasonal)
Fairfield Publishing Company 1250 Texas Street	Daily Republic, Shopping News	45 plus 74 carriers
G and H Ready Mix, Inc. Peabody and Cement Hill Roads	Ready-mixed concrete, dry mix, and sand	11
Hawkes Welding Works 2025 North Texas Street	Special equipment, trailer hitches & trailers	6
Holland Drive-In 140 East Travis Blvd.	Milk products	7
National Timemaster Corp. 1654 North Texas Street	Accounting systems, business forms	10
Rey-Mon Lumber Products, Inc. 537 Cottonwood Drive	Machinery, wood products	2

**TABLE 38: EMPLOYMENT IN THE MANUFACTURING INDUSTRY
CORDELIA, FAIRFIELD AND SUISUN CITY
NOVEMBER 1965 (Cont'd.)**

Firm	Product	Number of Employees
<u>Fairfield (Cont'd.)</u>		
Solano Cooperative Dryer 700 Kentucky Street	Fruit dryers	1 to 45
Solano Printers & Lithographers 201 Bell Avenue	Printing	4
Sun Crown Food Corporation 1745 Enterprise Drive	Dried fruit	30
Travis Air Force Base	National defense	15,895 (Civilian 2,914 Military 12,981)
<u>Suisun City</u>		
Atlas Chemical Industries, Inc. Star Route 283, Box 59	Storage of explosives	3
Atlas Heating and Ventilating Co. 713 Highway 12	Heating, air conditioning	3 to 16
Hunter Boat Corporation 1212 Kellogg Street	Cabin cruisers, repair service	35
Lindner's Machine Works 314-A Suisun Valley Road	Farm equipment and repair service	5
Nelson Bros. Route 1, Box 338	Crushed rock, tufa, and riprap	2
Suisun Valley Fruit Growers Assoc. P.O. Box 417	Farm supplies	6
Wooden Valley Winery Route 1, Box 124	Wines	Family operated

Source: Solano County Manufacturers Directory, November 1965.

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3. Fairfield Central District. This area on West Texas Street is expected to become a financial and business center. Professional offices might also be located here.
4. North Texas Street. This area provides automotive, commercial, motel, restaurants and general retail services. Considerable additional detail, including statistics and analysis, will be discussed later in this chapter under "Shopping."

Learning

Secondary school and junior college requirements are discussed in Part I. The following section reviews the elementary level only.

ELEMENTARY SCHOOLS

Tables 39 and 40 give the school enrollment and other data of the 20 elementary schools in the planning area as of September 1965. Table 39 summarizes existing conditions, 1965, and projected conditions, 1985. At the present time the elementary school system consists of K-8 schools. In the future the elementary grades may be divided into "primary" and "intermediate" schools. Under such a system, one intermediate school might receive graduates from several primary schools. The intermediate school would be located centrally in relation to the primary schools from which its student body would be drawn.

It has been assumed that primary and intermediate schools would have an average enrollment of at least 500 students per school and an average site size of 10 acres per school. Primary schools would have a somewhat smaller average size, intermediate schools somewhat larger. K-8 schools are also assumed to have an average enrollment of at least 500 students and an average site size of 10 acres per school. Therefore, long range planning projections will be equally valid whether the K-8 system is continued or whether emphasis is shifted to the primary-intermediate system.

A total of 45 K-8 schools will be required by 1985 to serve the elementary school enrollment of over 22,000 students. This will require an increase of 25 schools over the existing 20 schools. The total land area of the additional 25 schools will be approximately 250 acres. Each of the new schools should be centrally located in relation to the school population being served. Therefore, school sites should be reserved in each newly developing neighborhood in anticipation of this need.

The Fairfield-Suisun City and Green Valley-Cordelia Plan Map 1985 outlines the general locations of schools. City park and recreation programs will be coordinated with the school system programs. There is no foreseeable change in emphasis on sports within the school system. Elementary school plants will be larger in the future due to new specialized facilities such as library rooms.

Shopping

This section will consider the economic aspect of shopping for goods and professional services.

TABLE 39: ELEMENTARY AND SECONDARY SCHOOL PROJECTIONS

Public School Data, 1965

	Enrollment 1965 (rounded)	Percent of Total Pop.	Existing Number of Schools	Average Enroll. Per School
High Schools	2,600	5.2	3	867
Elementary Schools	10,000	20.0	20	500
Totals	12,500	25.2	--	---
Total Planning Area Population 1965: 50,000				

Public School Projections, 1985

	Enrollment 1985	Percent of Total Pop.	Total Number Schools	New Schools	Average Enroll. Per School
High Schools	10,400	8	7	4	1,500
Elementary Schools	22,100	17	45	25	500
Totals	32,500	25	--	--	---
Total Planning Area Population 1985: 130,000					

Note: 1985 percentage of total population enrolled in elementary and high schools was calculated on the basis of projected age distribution. Adjustments were then made to include 18 year olds in the 5-17 spread; and then the assumed private school population was subtracted.

TABLE 40: TABLE OF ELEMENTARY SCHOOL PERSONNEL & ENROLLMENT
CENTRAL SOLANO COUNTY PLANNING AREA - SEPTEMBER 1965

School	Site Acreage	Students	Classrooms	Teachers	Admin. Personnel	Classified Personnel
<u>Fairfield Elementary School District</u>						
Anna Kyle	10.0	872	20	27	1	7
Bransford	16.0	597	17	19	1	7
David W. Weir	12.0	691	17	23	1	7
Dover	10.0	435	11	14	1	4
Fairfield	12.0	794	21	27	1	6
Fairview	10.0	701	22	24	1	6
K. I. Jones	13.0	759	24	26	1	7
Mark G. Woods	2.5	134	5	5	1	3
Tabor Primary	3.0	322	7	10	-	4
Waterman	2.5	193	10	8	-	3
Woolner	11.0	184	7	6	-	3
<u>Crystal Union School District</u>						
Crescent	15.0	356	10	12	1	2
Crystal	6.5	556	17	20	2	8
Tolena	5.0	104	4	4	-	1
<u>Falls Elementary School District</u>						
	10.0	159	7	9	1	2
<u>Green Valley Union Elementary School District</u>						
	6.5	240	9	9	1	4
<u>Suisun Valley Joint Union Elementary</u>						
	3.5	155	7	7	1	4
<u>Travis Elementary School District</u>						
Center	15.0	861	26	27	2	7
Golden West Intermediate	27.0	689	24	32	2	9-1/2
Travis	17.0	1,205	34	35	2	12-1/2
TOTALS	207.5	10,007	299	344	20	107
AVERAGES (arithmetic mean)	10.4	504	15	17	1	5

Source: The individual school districts listed above.

RETAIL

The Appendix Table XXXIII summarizes retail and other sales in Solano County from 1954 to 1963. Table 41 shows the competitive situation in the planning area in 1963. With the steady increase in population, there has been a parallel increase in retail sales in the planning area as shown in Table XXXIII. Recently, approximately one-third of the population has been military personnel and dependents. Because of their relatively low income and because of the availability of some goods and services on the base, the annual per capita expenditure of the military personnel has been little more than half the per capita expenditures of the civilian population, as illustrated in Table 42.

The military population will continue to grow, but at a much slower rate than the civilian population. An increase in retail sales can be expected with the increase in population and/or an increase in per capita expenditures. In the Central Solano County Planning Area it is anticipated that both factors affect sales. Average per capita expenditures will increase as the ratio of civilians to military personnel increases. The competitive character of business establishments in the planning area will be the most important determining factor in increasing retail sales.

The competition from surrounding communities (especially Vallejo) will continue to be strong. It should be easy to maintain a competitive position in "convenience goods." This includes items of daily need such as groceries, drugs, etc. Outside competition will be felt more strongly in the "comparison goods" area. Tables 43, 44 and 45 express in statistical terms the estimates and projections for additional retail space. These are very conservative estimates.

The residual approach used in Table 43, 44 and 45 provides a test for ease of entry of new facilities into the planning area. The residual approach is the best guide to future needs of the local population. However, despite the apparent lack of very large residual markets over the next few years, it is likely that new businesses will seek to expand in the planning area as new residential neighborhoods are developed. They will attempt to compete for their share of the market by capturing sales from existing stores. Obviously, a new facility introduced into an established market will obtain some of the sales made within that market, regardless of the amount of unsatisfied sales potential. If it is more modern, better designed and has a more aggressive management than its competitors, it may be able to generate enough business to justify its existence at the expense of competition.

SIZE OF SHOPPING CENTERS

Two distinct types of newly planned shopping centers are recognized on the map:

1. Community Shopping Center. These provide a wide variety of goods and services in both hard (hardware and appliances) and soft (wearing apparel) lines, in addition to convenience goods and services. The number one tenant is usually a junior department or large variety store; a supermarket is included. There are usually some 20 to 40 tenants. The gross area customarily ranges from about 100,000 to 200,000 square feet, with parking facilities provided for about 500 to 1,000 automobiles. The community shopping center serves a trading area population ranging from 40,000 to 60,000 or more people. Three such sites are shown on the map.

TABLE 41: RETAIL COMPETITION EVALUATION, 1963
FAIRFIELD COMPETITION
ESTIMATED SALES CAPACITIES - (000's)

Area	Convenience Items					Liquor & Tobacco	Total
	Food	Variety	Drug	Hardware			
Fairfield CBD	\$ 1,710	\$ 600	\$300	\$330		\$ 80	\$ 3,020
North Texas St.	3,560	30	180	200		330	4,300
West Texas St.	4,880	---	140	40		---	5,060
Suisun City	1,000	30	---	---		---	1,030
Travis Gate	990	---	---	---		120	1,110
Vacaville	<u>5,340</u>	<u>340</u>	<u>150</u>	<u>260</u>		<u>330</u>	<u>6,420</u>
Total	\$17,480	\$1,000	\$770	\$830		\$860	\$20,940

Area	Comparison Items				Total
	Department Store	Apparel	Furniture & Appliance	Specialty Items	
Fairfield CBD	\$ 730	\$1,900	\$ 460	\$ 700	\$ 3,790
North Texas St.	---	80	340	190	610
West Texas St.	170	130	650	170	1,120
Suisun City	---	40	200	220	460
Dixon	190	30	300	---	520
Vacaville	380	420	910	420	2,130
Vallejo CBD	4,320	2,290	760	1,110	8,480
Vallejo-Tennessee St.	---	810	930	---	1,740
Vallejo-Larwin Plaza Center ¹	4,180	280	---	120	4,580
Benicia	<u>---</u>	<u>190</u>	<u>180</u>	<u>240</u>	<u>610</u>
Total	\$9,970	\$6,170	\$4,730	\$3,170	\$24,040

¹ The Larwin Plaza Center was in the process of construction at the time of the study. Competition figures are for those stores that have opened or are preparing to open.

Note: These figures represent the total estimated sales capacities for the competitive facilities, whereas the competition figures used in the text represent estimates of the effectiveness of this competition in "capturing" sales from the trade area.

Source: Based on field pacing undertaken by representatives of Larry Smith & Company, 1963.

**TABLE 42: CURRENT ANNUAL PER CAPITA EXPENDITURES
RETAIL FACILITIES ONLY
CENTRAL SOLANO COUNTY PLANNING AREA RESIDENTS**

Store Type	Civilian		Military	
Department Stores	\$130	13.6%	\$ 79	13.8%
Apparel	92	9.6	49	8.6
Furniture & Appliances	74	7.7	43	7.5
Specialty Items ¹	66	6.9	39	6.8
Food	332	34.7	197	34.6
Variety	19	2.0	10	1.8
Drug	48	4.9	25	4.4
Hardware	19	2.0	10	1.8
Liquor & Tobacco	36	3.8	23	4.0
Eating & Drinking	<u>141</u>	<u>14.8</u>	<u>95</u>	<u>16.7</u>
Total	\$957	100.0%	\$570	100.0%

¹ Sporting goods, music stores, jewelry, gift shops, etc.

Note: These expenditures represent the purchasing power of Central Solano County Planning Area residents in retail facilities of each selected type both within and beyond the planning area. Although the military expenditure pattern is similar in relation to store types, the dollar expenditures are significantly lower than those of the civilian population. This is a reflection of lower income of military personnel and the availability of quarters, meals, services, etc., on the Travis Air Force Base.

Source: Larry Smith & Company, 1963, San Francisco.

**TABLE 43: UNSATISFIED RETAIL SALES POTENTIAL
CENTRAL SOLANO COUNTY PLANNING AREA
(In Thousands)**

Store Type	1965	1970	1975	1980	1985
Department Stores	\$ ----	\$ ----	\$ ----	\$ 1,440	\$ 3,240
Apparel	----	390	1,040	2,000	3,180
Furniture & Appliances	405	900	1,560	2,340	3,240
Specialty Items	----	----	260	990	1,820
Food	----	240	1,940	4,250	7,120
Variety	----	----	105	315	560
Drug	390	650	980	1,360	1,880
Hardware	----	40	160	360	560
Liquor & Tobacco	240	480	720	1,040	1,440
Eating & Drinking	----	----	405	1,620	3,000
Total	\$1,035	\$2,700	\$7,170	\$15,715	\$26,040

TABLE 44: ADDITIONAL NET RETAIL SPACE IN SQUARE FEET

Store Type	"Normal Volumes" per sq. ft.	1965	1970	1975	1980	1985
Department Stores	60	----	----	----	24,000	54,000
Apparel	65	----	6,000	16,000	31,000	49,000
Furn. & Appliances	45	9,000	20,000	34,000	52,000	72,000
Specialty Items	55	----	----	5,000	18,000	33,000
Food	125	----	3,000	24,000	53,000	89,000
Variety	35	----	----	3,000	9,000	16,000
Drug	65	6,000	10,000	15,000	21,000	29,000
Hardware	40	----	1,000	4,000	9,000	14,000
Liquor & Tobacco	80	3,000	6,000	9,000	13,000	18,000
Eating & Drinking	65	----	----	7,000	25,000	46,000
Total		18,000	46,000	117,000	255,000	420,000

Source: Larry Smith & Company, 1963, San Francisco.

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**TABLE 45: ADDITIONAL GROSS SQUARE FEET
REQUIRED FOR RETAIL FACILITIES
CENTRAL SOLANO COUNTY PLANNING AREA
(Totals are Cumulative)**

Store Type	1965	1970	1975	1980	1985
Department Stores	----	----	----	105,000	236,000
Apparel	----	26,000	70,000	136,000	214,000
Furniture & Appliances	39,000	88,000	149,000	224,000	315,000
Specialty Items	----	----	22,000	79,000	144,000
Food	----	13,000	105,000	232,000	389,000
Variety	----	----	13,000	39,000	70,000
Drug	26,000	44,000	66,000	92,000	127,000
Hardware	----	4,000	18,000	39,000	61,000
Liquor & Tobacco	13,000	26,000	39,000	57,000	78,000
Eating & Drinking	----	----	31,000	109,000	205,000
Totals in square feet	78,000	201,000	513,000	1,112,000	1,839,000
Totals expressed as acres	1.6	4.8	12.0	25.0	42.0

Note: This table includes space requirements for:

- (1) Net retail area
- (2) Auxiliary space - storage, office, restrooms
- (3) Landscaping, entrances, etc.
- (4) Parking

This table is derived from Table 44 by the application of the following formula:

$$\text{Total Gross Square Footage} = 4.375 \times \text{Net Sales Area} = 3.5 \times \text{Gross Building Area}$$

Source: Consultant's Estimate, 1965.

2. Neighborhood Shopping Center. These provide goods and services in limited depth and variety to satisfy daily living requirements. The number one tenant is the supermarket, with up to 12 or 15 other tenants. The center covers up to 60,000 square feet of floor area, and provides parking facilities for up to 400 automobiles. It serves a trading area population ranging from about 10,000 to 40,000. Only five new centers are shown on the map; other established centers make up the balance.

The location of the orbit symbols on the map is diagrammatic only. The symbols indicate the policy of using only one quadrant of an intersection (if at intersection), or flexibility in interpretation of exact location.

PROFESSIONAL SERVICES - GENERAL

Table 46 gives the existing status of professional services by physicians, dentists and attorneys in the planning area. Tables 47 and 48 reflect the long range needs of the planning area, taking into consideration the changing standards of the professions and of the populace.

MEDICAL SERVICES

The recent adoption of federal and state Medicare programs will have an important effect upon medical service in the planning area.

Shortages of medical facilities and personnel have existed for a decade or more, but under Medicare the shortages will become immediately apparent and acute.

Tables 47 and 48 reflect modern standards that consider the immediate and long range impact of Medicare and other programs on medical standards. Perhaps the greatest impact that Medicare will have will be in the number and quality of nursing homes.

COMMERCIAL SERVICES

These consist mainly of workshop, repair, yard, storage and related activities. Three circles are diagrammatically shown on the map, within industrial areas. It is recommended that in the zoning ordinance of Solano County the permitted retail uses should be removed from the Commercial Service District (Section 16).

Playing

LOCAL PUBLIC RECREATION, GENERAL

Within the City of Fairfield programs are being developed so that each school playground may be used for both the school program and the city recreation program. Such joint use will reduce the total amount of land that would otherwise be required for playgrounds. The expansion of such joint use programs should be anticipated throughout the planning area, including all areas that are not now incorporated.

TABLE 46: PROFESSIONAL/POPULATION RATIO, 1963

Profession	California Ratio	Central Solano County Planning Area Ratio
M.D.'s ¹	1:621	1:1,500
Dentists	1:1,538	1:1,300
Attorneys ²	1:926	1:1,600

¹ Physicians: It would appear that as the area's civilian population increases, the ratio from 1:1,500 and 1:1,300 respectively will shift slightly towards the California figure. Military personnel and their dependents are and will continue to be eligible for medical-dental care at the air base.

² Attorneys: The additional county administrative facilities planned for construction in Fairfield will bring the ratio nearer to the California average. With the expected rapid growth and urbanization of the area, one attorney per 1,000 population is considered more representative of probable future conditions.

Source: Larry Smith & Company, 1963, San Francisco.

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TABLE 47: PROFESSIONAL OFFICE SPACE DEMAND
CENTRAL SOLANO COUNTY PLANNING AREA

	Number of Professionals in 1965	Additional Professionals Required (cumulative totals)				
		1965	1970	1975	1980	1985
Civilian Population	34,000	34,000	47,000	60,000	78,000	106,000
Physicians (1 : 1,000 population)	18	16	29	42	60	88
Dentists (1 : 1,200 population)	15	13	24	35	49	73
Attorneys (1 : 1,600 population)	15	6	14	22	35	51

	Additional Office Space Required (square feet)				
	1965 (deficiency)	1970	1975	1980	1985
Physicians (at 700 sq. ft. per M.D.)	11,200	20,300	29,400	42,000	61,600
Dentists (at 500 sq. ft. per D.D.S.)	6,500	12,000	17,500	24,500	36,500
Attorneys (at 500 sq. ft. per Attorney)	3,000	7,000	11,000	17,500	25,500
General Office Space	4,500	21,000	39,000	58,500	82,500

Note: Present deficiencies are made up principally by professionals in Vallejo, Sacramento and on the Travis Air Force Base.

Source: Larry Smith & Company, San Francisco, 1963 (General Office Space figures).
Consultant's estimates, 1965.
Consultant's projections to 1985.

**TABLE 48: SUMMARY - NET SPACE DEMAND FORECAST
RETAIL, PROFESSIONAL CONSULTATION, AND SERVICES
CENTRAL SOLANO COUNTY PLANNING AREA
(Square Feet)**

Totals are cumulative.

Retail	1965	1970	1975	1980	1985
Department Stores	----	----	----	24,000	54,000
Apparel	----	6,000	16,000	31,000	49,000
Furniture & Appliances	9,000	20,000	34,000	52,000	72,000
Specialty Items	----	----	5,000	18,000	33,000
Food	----	3,000	24,000	53,000	89,000
Variety	----	----	3,000	9,000	16,000
Drug	6,000	10,000	15,000	21,000	29,000
Hardware	----	1,000	4,000	9,000	14,000
Liquor & Tobacco	3,000	6,000	9,000	13,000	18,000
Eating & Drinking	----	----	7,000	25,000	46,000
Total	18,000	46,000	117,000	255,000	420,000
Professional Consultation (Civilian pop. only)	1965	1970	1975	1980	1985
Medical	11,200	20,300	29,400	42,000	61,600
Dental	6,500	12,000	17,500	24,500	36,500
Legal	3,000	7,000	11,000	17,500	25,500
General	4,500	21,000	39,000	58,500	82,500
Total	25,200	60,300	96,900	142,500	206,100
Services (Civilian pop. only)	1965	1970	1975	1980	1985
Personal Services	----	----	----	5,000	12,000
Miscellaneous Repair	1,000	2,000	5,000	7,000	10,000

Source: Larry Smith & Company, 1963, San Francisco.

Consultant's adjustments based on new construction between June 1963 and December 1965.

A program for local parks should be developed. The provision of open space in high density areas is particularly important.

The newly acquired Rockville Recreation Center is outside the 1966 city limits of Fairfield.

STANDARDS FOR PARK AND RECREATIONAL FACILITIES

Park standards established by leading recreation authorities, including the American Public Health Association, the Colorado Inter-County Regional Planning Commission, the National Recreation Association and the California Outdoor Recreation Committee, are listed in the following table on standards for size of recreational areas:

TABLE 49

Recreation Area	Range of Acres per 1000 Population
Neighborhood and school playgrounds	2.5 - 3.5 acres
Neighborhood parks	1.4 - 2.0 acres
Community parks	1.5 - 2.5 acres
District parks	1.5 - 2.0 acres
Total urban parks	7.0 - 10.0 acres
Metropolitan recreation areas, including scenic parks, forests, oceanside and lakeside and metropolitan parks	10.0 - 20.0 acres

Source: Consultant's compilation

Standards for types of recreational areas are described below:

- Neighborhood parks should be located adjacent to an elementary school. This type of park generally contains from five to eight acres, serving a total population of about 5,000 individuals. In order to guarantee accessibility for those residing within specific neighborhoods, the maximum walking distance should remain below one-half mile. The arrangement of space and the type of facilities located within each park must be related to population and use characteristics particular to specific neighborhoods.
- Community parks should be planned to serve from three to five neighborhoods, or 25,000 to 35,000 individuals residing within an effective radius of approximately two miles. Ranging upward of around 15 acres (if located adjacent to an elementary or junior high school) to 30-40 acres in size), community parks should provide a wide range of diverse facilities, including athletic fields, picnic facilities and a variety of play areas. Three such parks are shown on the General Plan Map. A fourth park is perceived as part of the Junior College area.
- District parks should encompass 40 to 100 acres. District parks are usually situated to serve two to four communities or a resident population of about

50,000. Although preservation of the natural landscape is desirable, tennis courts, outdoor theaters, playfields and similar facilities may be provided in each district park.

- Regional recreational areas are oriented toward either providing space for one dominant function, like Suisun Marshes, or encompassing acreage facilitating several recreational activities. They are located so they may serve an entire region.

COMMERCIAL RECREATION FACILITIES

It is difficult to project future local commercial recreation requirements precisely. Some specific recreational activities are undoubtedly fads and will disappear as fast as they appear. However, a greater percentage of individual income will be spent on recreation than in the past.

- Bowling. Bowling facilities require major capital investment. Bowling has continued to increase in general popularity over the past 10 or 20 years. Until recently the generally accepted standard in bowling was one lane per 2,000 persons in a given community. This standard does not provide sufficient facilities at the present time, and the new standard is one lane for each 1,000 persons as shown in Table 50. Space requirements (including building and parking areas) are 2,000 square feet per lane. There is now one bowling establishment with 40 lanes serving the area, apart from the Travis Air Force Base facilities. Table 50 includes military population residing on Travis Air Force Base, as military personnel will probably utilize off-base public recreation facilities (both commercial and governmental) to a greater degree in the future than in the past. For comparison purposes, Table XXXIV (Appendix) presents bowling statistics for eleven western states.

TABLE 50: FUTURE REQUIREMENTS FOR BOWLING FACILITIES

Facility	1970	1975	1980	1985
Additional population	15,000	30,000	50,000	80,000
Additional bowling lanes	15	30	50	80
Additional land requirements for bowling facilities (sq. ft.)	30,000	60,000	100,000	160,000

Source: Consultant's estimate, 1966

- Motion Picture Theaters. There are two theaters in the study area, both in Fairfield. The Solano Theater on Texas Street has recently been redecorated; the other theater is a drive-in on Highway 40.

The sharp decline in theater attendance owing to television and other factors would indicate that the present and near-future demand is satisfied by existing theaters.

- Motels. According to a 1964 survey of the Fairfield Chamber of Commerce, there are 228 motel units in the planning area (see Table 51). This number should more than triple by 1985. It is difficult to make accurate, long range predictions for the number of motel units required in any particular year due to the following interrelated factors:
 - "Normal" increase in population
 - Special demand of the Air Force personnel
 - Increasing mobility of the population
 - Increasing amount of recreation travel
 - The great potential of regional recreation within the planning area, with its special requirements, including "boatels," etc.

Approximately 1,000 square feet of land are required for each motel unit. Because of space requirements and the necessity for convenient direct access to major highways, new facilities may include motels and motor hotels in addition to the traditional downtown facilities. With the expected trebling of the population, the motel accommodations by 1985 will be around 700 units. In addition, increased regional recreation travel will add an unspecified number of accommodations.

(Since golfing and golf courses are located outside of the urban area, they are discussed in Part I, the Central Solano County Area General Plan.)

HARBOR FACILITIES

The various recreational aspects of the Suisun Marsh and the Suisun City Harbor have been noted elsewhere. The following commercial recreation facilities are related to the development of the regional area.

- First class restaurants
- Sport fishing concessions
- Cafes
- Fish processing plant
- Tackle shops
- Retail store
- Yacht brokerage
- Skin diving headquarters
- Boat display areas
- Motor sales
- Sail-makers shop
- Haul-out facility
- Personal service retail uses.

Socializing

Face to face contact with others of similar interests and objectives is an important part of community life. Space requirements must be anticipated for the many social

TABLE 51: EXISTING MOTEL ACCOMMODATIONS - FAIRFIELD

Name	Location	Number of Units
California Holiday Lodge	North Texas Street	32
Colonial Motel Apartments	East Tabor Avenue	20
Fairfield Motor Inn	Texas Street	38 with kitchen 30 bedroom
Klein's Motel	Alaska Avenue	6
Lark Motel Apartments	Crowley Lane	12
My-An-Dot Motel	Oliver Road	6
Sleepy Hollow Motel	U.S. Highway 40 at Fairfield Turn-off	19
Solano Lodge	North Texas Street	35
Travis Lodge	West Texas Street	41
TraviSands Motel	North Texas Street	30
Total		228

Source: Fairfield-Suisun Chamber of Commerce, 1964.

organizations that exist in every neighborhood and community. The larger the urban area, the greater the diversity and degree of specialization of these various groups.

Most organizations now meet in quarters that were designed for some other specific purpose, such as schools, churches, private homes, restaurants and government buildings. In the future, we may anticipate that Community Centers will become increasingly important in their respective role in the community.

The following types of specific organizations and general categories might utilize such a Community Center.

Air Force Base groups	Labor unions
Art association	Ladies' service clubs
Boating groups	League of Women Voters
Business and professional groups	Parent-Teacher Association
Church groups	Recreational clubs
Community Arts Council	Senior Citizens' organization
Conservation groups	Senior High School organizations
Fraternal orders	Service clubs
Garden clubs	Solano Historical Society
Hiking clubs	Veterans' organizations
Hobby groups	Wednesday Club
Horsemen's association	Wesleyan Service Guild

Servicing

The "Servicing" section in Chapter B, Part I, outlines the various services provided by governments. The following text considers in detail proposals for an addition to the Solano County Complex within Fairfield, and for a new Civic Center for the City of Fairfield.

PROPOSED NEW OFFICE BUILDING FOR SOLANO COUNTY IN THE EXISTING COUNTY COMPLEX IN FAIRFIELD

1. Space Requirements

A report in 1961 by Ernst and Ernst, San Francisco, Solano County Building Program, describes the need for a new county office building to be built between 1970 and 1990. The report quotes a figure of \$600,000 (in 1961 dollars), for a building of about 30,000 square feet at around \$18 a square foot. Since that report was written, the State of California agreed to sell the old Armijo High School Building to the County of Solano. If the building is repaired, it will provide needed space for the county.

The Ernst and Ernst report bases its conclusions on population projections that now appear very low. Ernst and Ernst predicts that the county's 1985 population will be 260,000, while the revised General Plan predicts a population of 330,000. Since the General Plan predicts a population of 260,000 for 1975, it appears that the facilities recommended for 1985 will actually be needed ten years earlier.

Since no space requirements were mentioned in the Ernst and Ernst report, calculations were made by your planning consultant on the basis of adding the overflow from the five following buildings: Courthouse, Annex, Library, Branch Building and Health. By 1985 the required space will amount to about 33,400 square feet.

A comparison with the anticipated space requirement of those offices which will be transferred to the new office building (21,000 square feet), however, reveals a difference between the two calculations of 11,500 square feet, as illustrated in Table 52.

Since administrative and service activities are increasing, the 61,900 square feet requirements would seem to be more realistic. This figure has also the advantage of not being out of date immediately after completion of the building.

TABLE 52: SPACE REQUIREMENTS FOR NEW SOLANO
COUNTY OFFICE BUILDING
(Net Usable Space in Square Feet)

Building	Overflow	To New Office
Courthouse	8,800 sq. ft.	4,900 sq. ft.
Annex	7,500	9,300
Library	3,700	3,400
Branch Building	10,300	1,200
Health	<u>3,100</u>	<u>3,100</u>
Building	33,400	21,900
Parking	<u>28,500 (95 spaces)</u>	<u>18,900 (63 spaces)</u>
Total	61,900	40,800

Source: Consultant's projections, 1966.

2. Parking Requirements for Solano County Center in Fairfield, 1985

Presently, there are four Solano County buildings in the county center complex at Fairfield. These buildings are all located on Texas Street between Jefferson and Washington Streets. After 1970, a proposed county office building should be constructed in this complex. According to the Solano County Building Program report, submitted on November 28, 1961 by Ernst and Ernst and Wilsey, Ham and Blair, the functions assigned in this new building will require 21,900 square feet of net usable space. This space will be completely used by 1980, according to the report. According to the revised population growth figures by your consultant, 33,400 square feet appears to be a more realistic estimate.

In addition to this new building all existing buildings will remain in use through 1975, but the functions might be rearranged. The net usable square feet for each of the existing buildings is expected to remain constant between 1961 and 1975.

To calculate the parking requirements for this county complex, standards were developed based upon the needs of a similar complex of buildings serving nearby Contra Costa County (see Contra Costa County Civic Center Traffic and Parking Study, May 1964, prepared by Wilbur Smith and Associates). These standards apply to all the functional uses in the county complex except the jail. The standards are based on employee and visitor use and indicate the following needs:

- One employee parking space for each 200 sq. feet of floor space.
- One visitor parking space for each 1,000 sq. feet of floor space.

The standard used for the jail is:

- One employee parking space for each 1,000 sq. feet of floor space.
- One visitor parking space for each 1,500 sq. feet of floor area.

The need for parking spaces may vary, but because all buildings are located in a county complex in the same part of Fairfield, it is possible to develop a reliable estimate of the total needs for parking in this complex.

Based upon these parking standards, the present parking needs can be calculated.

TABLE 53: NEED FOR TOTAL PARKING IN THE EXISTING SOLANO COUNTY CENTER, 1965

Building	Sq. Feet	Employee	Parking Spaces Needed, Visitor	Total
County Annex	20,500	100	20	120
Courthouse	19,900	100	20	120
Jail (incl. addition)	15,300	15	10	25
Library	<u>9,000</u>	<u>45</u>	<u>9</u>	<u>54</u>
Totals	54,700	260	59	319

Source: Consultant's compilations.

The present inventory of parking for the county complex indicates that there are about 284 spaces, including 110 off-street spaces, and 174 spaces on the streets surrounding the complex. There is thus a present deficiency of 35 parking spaces, about 10 per

cent of the total parking demand. This deficiency can be maintained with good management until the new office building is completed. At that time (estimated about 1975), the space needs for parking will increase by a total of 132 stalls to service the new building (110 spaces for employees and 22 for visitors). In 1975, a total of 451 parking spaces will be needed to service the county center, but a readjustment of the present parking arrangements should be contemplated.

TABLE 54: SUMMARY OF ANTICIPATED TOTAL PARKING NEEDS
IN 1975 for FAIRFIELD COUNTY CENTER

Total Demand for Spaces	Available	Needed
Employees (370)	110 (off-street)	260
Visitors (81)	174	--

When the new building is opened, off-street parking facilities should be provided for all employees. If this policy is adopted, visitor parking demands can be met by parking spaces presently available on the street. Only the marking of zones for visitors will be necessary to satisfy this need.

3. Design Considerations for County Center

The existing Armijo High School building and the auditorium are expected to fade out. The need for an auditorium should be satisfied by the Junior College Auditorium, which is to be built soon. If the Junior College does not locate in the Fairfield area, an auditorium will be part of Fairfield's Civic Center program. In the meantime, the old Armijo auditorium should be brought up to basic minimum standards.

The basic design consideration provides an enclosure, a spatial arrangement which would block off the view from West Texas Street towards the "endless" east. To the west, one sees the hills, but towards the east the eye is lost in the vast flat emptiness. Consequently, the proposed location for the new building partially spans Texas Street, thus creating a space enclosure, leaving room at the driveway for car traffic. Similar solutions have been used recently in Sacramento and San Diego. To reduce construction cost, only a small part of the building is to span Texas Street, as shown in the design diagram.

The partial closing of Union Street creates a major pedestrian open space. This will also provide a more dignified setting for the County building complex.

CIVIC CENTER FOR THE CITY OF FAIRFIELD

Fairfield is a rapidly growing city with expanding community needs. The population may increase four times in the next 30 years. The land area incorporated with the community will be enlarged significantly as annexations are continuously implemented. These factors of growth will have a direct effect on the size of the government. Twentieth century life has been accompanied by an expansion of governmental serv-

ices resulting from the collective needs and desires of the citizens. It is due to these factors that Fairfield requires a plan to guide the physical growth of its governmental services. The present city hall will not be suited for future demands.

The need for more space to house governmental activity in Fairfield is apparent. In planning to satisfy this need, other considerations deserve attention. Civic buildings symbolize the city. Their design and location can set a tone for the surrounding environment.

Government is in reality the day-by-day effort of working people. The city hall serves and is served by people from all over the city and should be more or less centrally located and of reasonably easy access. A central location also implies a relationship to other activities in Fairfield. Workers at city hall should benefit by their closeness to shops and eating places near the center of the city. If city hall is a part of the center of Fairfield, the parking required and the site amenities can serve both workers and visitors well by putting them within walking distance of a complex of other activities serving the community.

Consideration of the above factors will provide us with a background in planning for Fairfield's civic needs. In reviewing the different basic requirements, several recommendations can be developed which will help the city make many decisions over a long period.

1. Governmental Space Needs

Fairfield's present government is located in Waterman Park. It has not been designed for the long-term needs of the community. As a basis for calculating the projected increase in space needs for government function, it is necessary to estimate Fairfield's future population.

TABLE 55: POPULATION PROJECTION FOR CITY OF FAIRFIELD
(1966 city limits)

Year	Population	Factor of Increase
1965	28,000	1.0
1966	30,000 (Plus 16,000 TAFB) ¹	1.3
1970	60,000 (Plus 16,000 TAFB)	2.6
1985-90	100,000 (Plus 16-24,000 TAFB)	4.3

¹ Recently annexed Travis Air Force Base has its own administration, although a certain impact may be felt by the Fairfield civic center.

Note: Figures are rough projections and are rounded off for easier calculation.

Source: Consultant's projections.

This projected growth rate will directly affect planning for the new governmental complex. The major problem will be continuous pressure for expansion of facilities.

The overall needs for floor space during this growth period can only be generalized from an estimate of current needs. These needs have been divided into four categories as shown in Table 56.

TABLE 56: ESTIMATED SPACE NEEDS FOR FAIRFIELD GOVERNMENT 1966

Classification	Estimated Net Area (square feet)
General Administration	2,500
City Council	1,500
Departments	3,500
Police Headquarters	5,500
Total Net Area	13,000
Gross (includes 25% for internal circulation, building services, etc.)	16,250

Source: Consultant's projections

As Fairfield grows, some of the space needs will change at different rates. In addition, new governmental services may be expected as modern life becomes more complex. Balanced against these pressures, which indicate that governmental space needs could grow at a faster rate than the population, are the likelihood of certain economies associated with size and technology. Some processes of government, especially routine accounting, will be automated so that an efficient governmental organization can serve a larger population without expanding at the same rate.

For long-range projections, it is assumed that expansion of governmental services and the economies of technology and size will balance each other. Consequently, the gross area requirements will increase approximately parallel to the population increase. The gross area calculation is used as the fairest indicator of total needs because the needs of different functions will change at different rates and by different increments.

TABLE 57: PROJECTION OF GROSS FLOOR SPACE AREA NEEDED FOR FAIRFIELD'S GOVERNMENTAL FUNCTIONS

Year	Factor	Total Gross Area Needed (square feet)
1965	1.0	16,500
1966	1.3	21,500
1970	2.6	42,900
1985	4.3	71,000

Source: Consultant's projections.

An estimate of parking needs should be included in this space needs projection. This calculation is made on the basis of six spaces needed (for employees, government vehicles, visitors and service vehicles) per 1,000 square feet of gross area in the governmental complex. Parking space requirements are calculated at 300 square feet per space.

TABLE 58: PROJECTED PARKING REQUIREMENTS

Year	Gross Floor Space (square feet)	Parking Spaces	Parking (square feet)
1965	16,500	99	22,700
1966	21,500	129	38,700
1970	42,900	257	77,100
1985	71,000	426	127,800

Source: Consultant's projections.

Some generalizations can be established about these space needs. It is apparent that whatever specific location within Waterman Park is selected, it should accommodate the growing needs for space in the year 2,000. A growth strategy should be decided upon in the initial stages of development. Major off-street parking facilities in this plan should be of maximum benefit to citizens and to the physical development of the city.

2. Strategy for Civic Center Development

The initial building program should be aimed at providing the space needed for the city's government functions in 1970. This amounts to 43,000 gross square feet of building space and parking for 257 cars (an additional 77,000 square feet). As 1970 needs represent only approximately half of the needs expected to exist in the year 1985, the city could provide the space it will need in 15 years at the lower construction costs of today and recoup part of the expense by leasing out space not now needed. Around 1985, a third governmental building could be added to serve further growth needs. It is recommended that after 1985 parking be added by decking structures over the initial open ground provided for parking rather than by expanding onto additional open land.

Initially, all government functions might be housed in one building; the second building might be leased if financially desirable. Ultimately, the general government functions would be grouped in one building, police headquarters in a second. This would entail a development plan allowing easy conversion of interior space, and department planning which realizes that certain functions will have to move from their initial home in the governmental complex.

3. Relationship of Governmental Complex to Fairfield

Fairfield is basically a residential city; low-density single-family homes predominate. Most of the city's growth has been accomplished through the process of annexation. Several recent annexations have been tract developments. Economic activity and

employment are widely scattered and much of the shopping and consumer services are located on West Texas and North Texas Streets. These spread out where land is less expensive so that free parking can be provided on adjacent open land lots at minimum cost. All of these shopping areas are medium-sized and are limited in their market area, with the exception of a new shopping center now being developed on Pennsylvania Avenue.

The established commercial center along West Texas Street has provided a focal point for various city activities. Governmental and civic activities in the old center of Fairfield have been its major attractions. Since Fairfield serves as a county seat, county activities in the city will expand as the county grows. Plans for expansion will benefit the center of Fairfield by concentrating workers, visitors and urban buildings and spaces in the heart of the city.

The city's new governmental complex must enhance the overall city plan. Functional government needs should be viewed as part of the larger need for community development. This can best be achieved by planning the city's civic buildings on a pedestrian scale. Such a development should be called a community park and be developed to serve all of the residents of Fairfield. By locating civic activities close to commercial activities along West Texas Street, many activities will be on a pedestrian scale. Carefully located parking facilities will serve many functions within the adjoining civic area. Waterman Park should be linked to the city center by the continuity of pedestrian paths and landscaping, which will accommodate all of Fairfield's future government and civic needs.

4. The Development of Waterman Park as a Community Park

Waterman Park was built in the early 1940's as a temporary low-rent housing area. It is now owned by the City of Fairfield. It includes temporary buildings for the City Hall, Police Department, Waterman School and the Chamber of Commerce, along with 314 city-owned housing units which must legally be eliminated by 1970.

Activities appropriate to a community park are listed below, but this list could easily be altered. The major purpose of the community park is to serve all of the citizens of Fairfield.

a. Theater-Auditorium

Events which require an audience for cultural, educational, civic or political activities could use either a major auditorium hall or little theater. (These could be integrated in the same structure.) Civic groups and clubs would also have these facilities available for their use. Public meetings and conferences, as well as private meetings and conventions held in Fairfield would use the theater-auditorium.

b. Science-Art-Civic Museum and Exhibition Hall

A museum of this nature could exhibit displays offering Fairfield an opportunity to participate in current developments in art and science. Traveling exhibits could be shown here. A show on the development of Fairfield and/or special talents of people in Fairfield might be assembled. The city could develop an art collection giving insight into the local environment.

This exhibition hall could also serve the needs of conventions for display areas.

c. Community Activities Center (Multi-purpose Building)

This building would offer space and equipment for residents to enjoy their hobbies, and it would bring together people of similar interests. Facilities for teenagers should be provided within the center, including space for clubs, dancing, lounging, a snack bar and their own special activities. Hobby and game rooms could offer equipment for photography, model building, outdoor study, science, etc. Meeting rooms would be available for community, political or social groups.

d. Community Health Center

This facility would play an active part in serving the community's public health (vaccination, TB x-rays, general checkups) and mental health needs. This center may qualify for certain state and federal grants. Care should be taken in planning so that maximum financial assistance may be obtained.

e. Chamber of Commerce

The well established and important Chamber building (wooden structure) may be moved to a new location. It is flexible, and the structure may be enlarged.

f. Police Building

This will serve as the headquarters for all activities and radio dispatched patrol cars.

g. City Hall

The function and importance of City Hall is fully described above.

h. Housing

Apartments are designed around a green, which connects with the Civic Center.

5. Site Development

Waterman Park is the best site available for developing a community park and Civic Center. Certain general design recommendations apply to any specific plan of development. These major recommendations can be stated briefly, are self-explanatory and include:

- The heart of the park should be a continuously flowing green area with no interference from cross streets.
- Landscaping should provide for the planting, cultivation and care of tall trees. Fairfield's climate is suitable for certain tall trees which not only give grace

and dignity to a civic space, but provide shade, function as a strong element of design and provide the environment for bird and small animal life which humanizes an intense urban atmosphere.

- Pools and fountains of water should be used either continuously or intermittently in the park. These add life, can be artistically noteworthy and give the effect of needed coolness on hot summer days. The sound of water is always refreshing and will add immeasurably to the attractiveness of the Civic Center park.

In addition to these major suggestions for the park's development, more specific site recommendations are mentioned here which are reflected in the design diagram.

6. Relationship between the Fairfield Civic Center and the Solano County Center

Case "A" and Case "B" outline the two main possible routes connecting the Fairfield Civic Center and the County Center. These diagrams may be seen on the following page.

CASE "A"

- a. The observer's view along Webster Street is marred by the old railway tracks. This approach on the northeast side of the Civic Center seems undesirable.
- b. The Fairfield Civic Center does not appear as a focal point from the Webster Street approach.
- c. Webster Street curves, and there are many bends in the street between the County Center and the City's Center. Again, this approach seems undesirable.
- d. The "Solano Cooperative Dryers" on the east side of Webster Street, just before arriving at the Civic Center, is unsightly.
- e. Webster Street does not follow the established path of pedestrian movement which is along West Texas Street.

CASE "B"

This approach follows an indirect but more dramatic path along established West Texas Street. The consultant's observations along this route include:

- a. This route follows an established movement pattern created by retail trade activities along West Texas Street.
- b. The path suggests strongly the possibility of a pedestrian mall between West Texas Street and the Fairfield Civic Center along Madison Street. This mall would not affect traffic movement.
- c. The activity pattern along the proposed pedestrian mall would reinforce the established retail trade along West Texas Street.

- d. The approach to the Fairfield Civic Center would be dramatized by a pedestrian mall.

The consultant makes the following recommendations after carefully examining the two approaches.

- a. The path along West Texas Street (Case "B") should be adopted and form the basis for the design diagram.
- b. A pedestrian mall with various retail shops set within appropriate landscape treatment should be created between West Texas Street and the Fairfield Civic Center.
- c. It would be desirable to have a focal point at the south end of the mall. This could easily be accomplished by means of a building which would span Madison Street at the south end of the pedestrian mall.

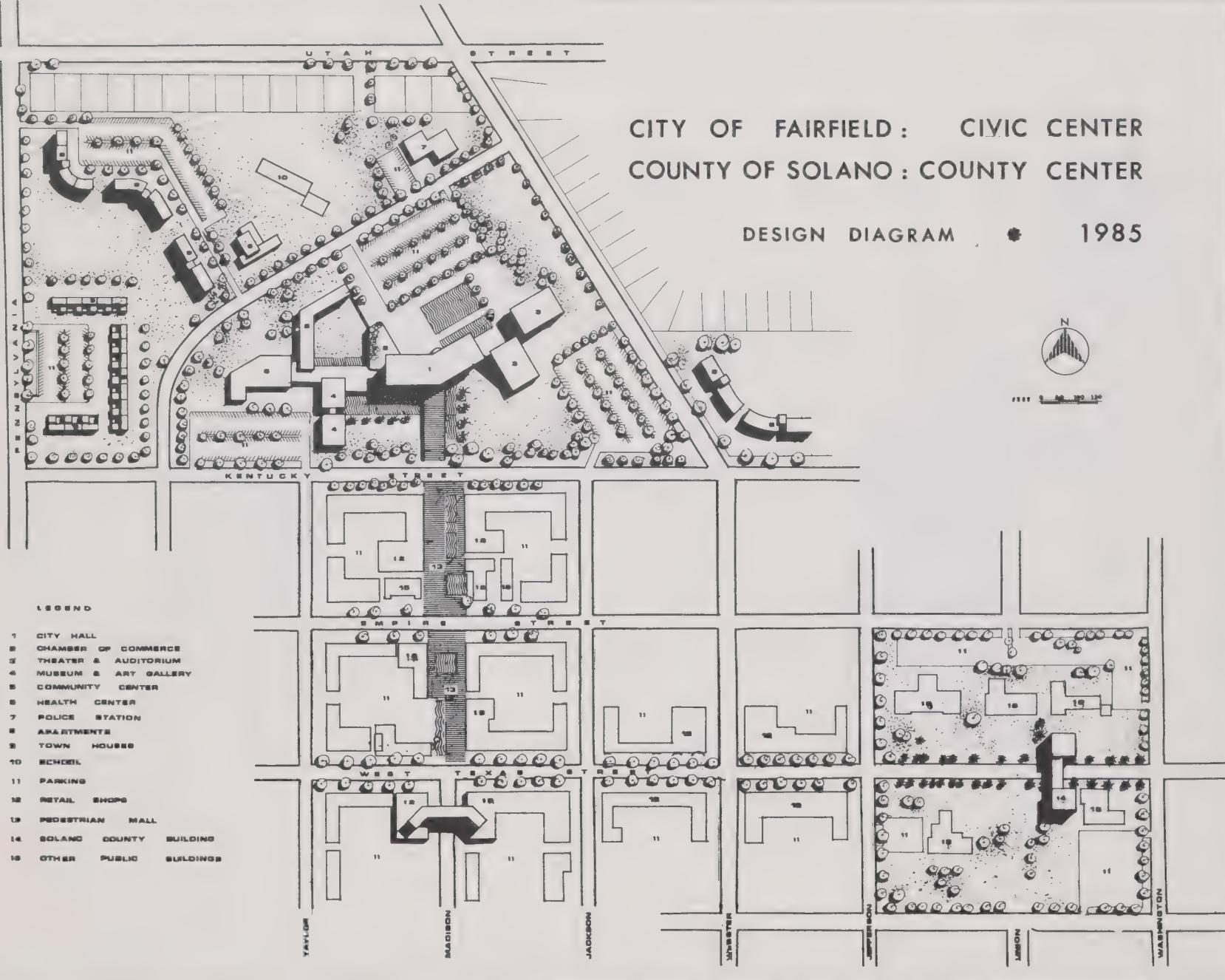
7. City of Fairfield Civic Center Design

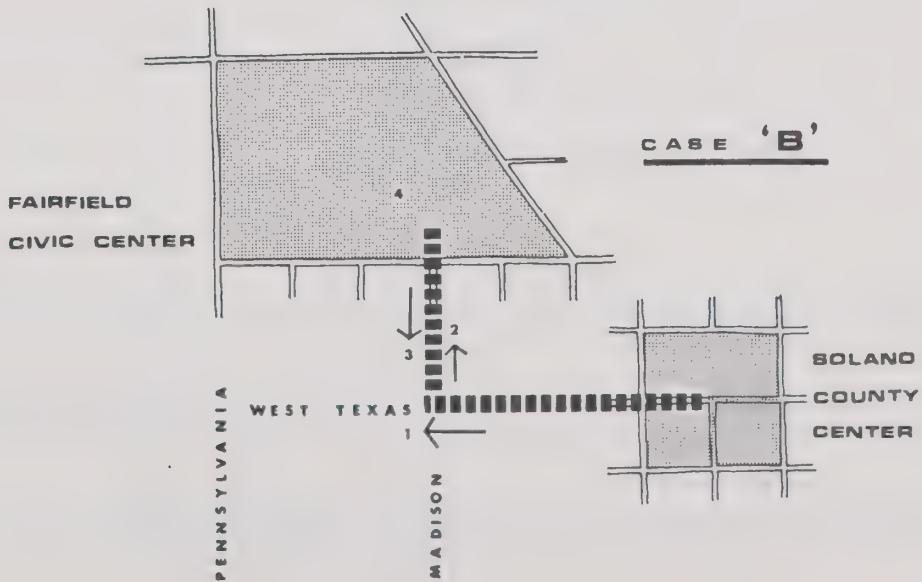
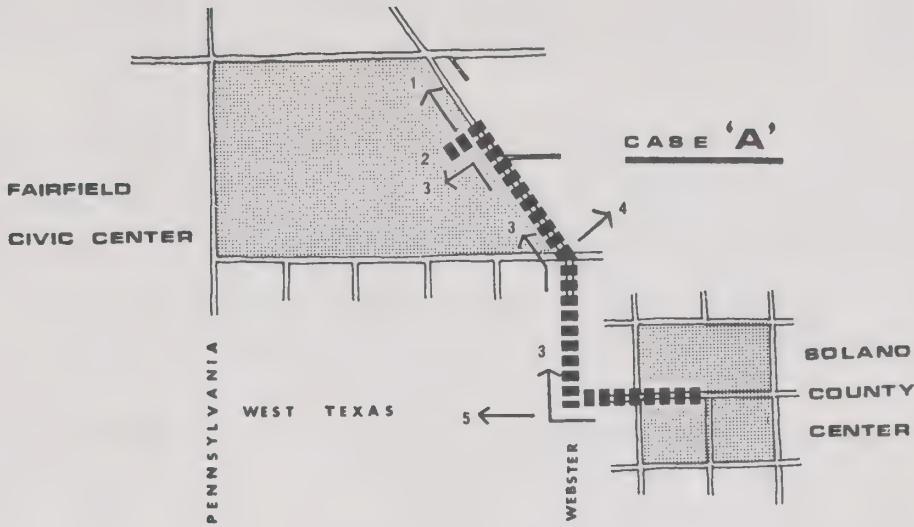
The diagram on the following pages is based on design principles which include the following:

- a. Interconnected waterplays, pools, fountains into one "water park" make a dramatic focal point in the civic center.
- b. Topography of small earthwork for the pools has been used to vary the flat area.
- c. All existing trees have been incorporated into the design.
- d. Madison Street axis serves as an entry to the park center which links the park with the commercial activities on West Texas Street, two blocks away.
- e. Governmental functions are located in the southeastern section of the Civic Center to encourage a maximum interaction between county government and private businesses and those services which relate to both.
- f. High density apartments and townhouses along the fringe area of the park not only provide a high quality of living but also allow for the intensity of human activities within Fairfield's future Civic Center environment. This kind of plan avoids the deadness typical of so many civic centers at the close of the working day.
- g. Parking is developed at the periphery of the park so that cars are kept near the road.

LIBRARIES

Free public libraries have a long history in the United States and are firmly established as part of the urban scene in each community.





In the planning area, library services are provided by the County of Solano with headquarters in Fairfield, the County Seat. Considerable planning is underway at present to expand existing facilities. A children's library, a research and study room, a periodical room, a discussion room and a children's story room are under consideration for expansion in Fairfield. A branch building should be built in the eastern part of the city, in addition to small branch libraries based on the library standards outlined below.

Since the headquarters of the Solano County Library system are in Fairfield, Twin City inhabitants have immediate access to the reserve library collection as well as the branch books. There are also a basic reference collection, periodical collection, books on local history, microfilmed local newspapers, 16 mm films, and so forth.

Libraries are usually located adjacent to public parks or other public buildings. Usually there is one central library and several smaller subsidiary facilities in each city or urban area.

The following standards summarize some of the important criteria for local community libraries:

Service radius	15-20 minutes driving time metropolitan areas 25-30 minutes driving time to other areas (Folsom-Sacramento)
Minimum Service Population	25,000 people Smaller libraries to co-ordinate with community libraries.
Program: Minimum Collection	50,000 volumes 2,500 titles added annually 200 periodical subscriptions
Staff	1 staff for 2,000 people 1 children's librarian for 10,000 children
Expenditure per capita	\$5.00 (1965-66) ¹ Note this figure updated from \$3.82 for 1962
Organization	All local libraries to be members of library systems

FIRE PROTECTION

Fire protection is another government service which is located in a community and/or neighborhood. Fairfield has a very good fire rating of Class 4.

Fire stations should be centrally located in the area they serve, at a point from which reasonably direct routes exist to all parts of the service area. Wherever

¹"Public Library Service Equal to the Challenge of California," A report to the State Librarian, California State Library, 1965.

possible, fire stations should be located near intensive developments, such as shopping centers and apartment housing. Sometimes fire station sites and park sites may be adjacent to one another. The new Fire Station headquarters will be located at Union Street just north of Travis Boulevard.

Current standards that apply generally to fire protection follow. Adequate fire department service requires:

- one fire station for each 10,000 people.
- twenty to thirty pull boxes in each fire alarm system.
- pull boxes spaced not farther than 1,000 feet apart in business industrial areas, nor more than 1,600 feet in residential areas.
- a minimum of five, to a maximum of ten fire alarm circuits connected to each fire station.
- standby power sources for the fire alarm system located in each station.
- the following fire fighting demands for water supply:

Industrial:	10,000 gallons per minute for ten hours
Commercial:	3,500 gallons per minute for ten hours
Residential:	1,000 gallons per minute for ten hours
and in addition to the above, a domestic demand during a fire at the rate of 175 gallons per capita per day.	

Table 59 presents standards established by the National Board of Fire Underwriters.

TABLE 59

District	Flow Required Gals. per Min.	Old Standard Re- sponse District	Revised Standard
High value			
Engine company	Under 4500	3/4 mile	1-1/4 miles
	4500 - 9000	3/4	1
	9000 and over	3/4	3/4
Ladder company	Under 4500	1	2
	4500 - 9000	1	1-1/4
	9000 and over	1	1
Residential			
Engine company		1-1/2	2
Ladder company		2	3
Low-density residential			
Engine & ladder		3	4
High-density residential			
Engine company		1-1/2	1-1/2
Ladder company		2	2

Source: "National Board of Fire Underwriters Revised Fire Department Standards," Special Interest Bulletin No. 315, January 1963, National Board of Fire Underwriters.

Moving

REVIEW OF MAJOR PROPOSALS

The regional pattern of highways, rail, air and water transportation has been discussed previously in the Area General Plan, Part I.

This section primarily concerns the interior pattern of urban movement. The first part of the section deals with the specific proposals of the General Plan; the latter part of the section discusses general standards for streets that are assumed but not necessarily delineated, such as neighborhood streets and collector streets.

The basic pattern of existing road traffic movement is delineated on the following Traffic Volume Diagram 1966. The Plan provides for new streets to meet not only the present traffic needs but also the needs to 1985. The freeways and other basic regional routes have been discussed in the Area General Plan (see Part I of this report.) Air Base Parkway for example, has been discussed in relation to its regional role in carrying traffic to Travis. Because Air Base Parkway intersects the local pattern of major thoroughfares that serve the internal needs of Fairfield, it is proposed that grade separations be provided at North Texas Street, Walters Road, Sunset Road and Olive Road. Grade separation would nearly double the capacity of these major thoroughfares.

In the future, there will be two major routes within the planning area for access to Travis from Highway 40: a direct route from Highway 40 to North Gate by way of Air Base Parkway, and an access by way of Highway 12 to the South Gate. Both routes bypass downtown congestion, but provisions have been made for good connections between the Air Base and downtown Fairfield and Suisun.

Other east-west routes between Highway 40 and Walters Road are of considerable importance for neighborhood and community circulation. Peabody Road will connect Travis Air Force Base with Vacaville and the North Solano County Area. Additional major arterials are proposed for developing areas to the west of Fairfield and in the Green Valley-Cordelia Area. In addition to the road network delineated on the Plan map and discussed above, it may be necessary before 1985 to plan for rapid transit that will function on a metropolitan regional basis. The major cities of the West are reaching a saturation point in terms of the number of automobiles and trucks that can be handled by their road systems.

Great care should be taken in the landscaping of roads. It is proposed that major planted buffer strips be planned and planted in conjunction with the development of arterials and freeways. In particular, the planted strip along Walters Road is a very important buffer. This strip will separate the high intensity industrial development on the east side of the road from the low intensity, high quality residential development to be built to the west of Walters Road.

PLANNING THE STREET SYSTEM

1. Arterials

The urban street system begins with the design of a framework of arterials (such as freeways, State highways, expressways and other major thoroughfares). These streets

consist of at least four moving lanes, with provision for left-turn stacking lanes. Most of these streets should have "restricted" access: restrictions should be placed on the number of automobile entrance curb cuts that can be permitted in a given distance of street frontage. In developing areas, single family residential lots would not be permitted to front directly on arterials but would utilize back up lot treatment or frontage road treatment. Minimum lot frontages should be established for multifamily uses, with two lots using joint curb cuts when necessary.

In older residential areas, providing adequate space for arterial rights-of-way presents a problem. An existing pattern of land uses predetermines the number of curb cuts and the width of rights-of-way. Frequently two parallel streets are necessary to do the work of one arterial; occasionally, it is advantageous to develop a system of "one way couplets" in such a problem area.

In newly developing areas, provision of rights-of-way for arterials should be made at the time of subdivision or major zone change.

Expressways shown on the Traffic Projection Diagram, 1985 are expected to carry up to 25,000 cars per day, and arterials up to 16,000 cars. The projections are based on data supplied in 1964 by the Division of Highways for their study of Route 12, and have been adjusted by the consultant. The adjustment takes into account the increased truck traffic expected to be generated by greatly increased industrial activities around Travis Air Force Base.

2. Collector Streets

Collector (or secondary) streets collect traffic from within the neighborhood and channel it to arterials. Two moving lanes within approximately 60 feet of the rights-of-way is the minimum requirement for collectors. The land uses along the collector streets will be primarily single family residential with neighborhood parks and schools. The point at which collector streets terminate at arterials is frequently a shopping center location and/or a location for multifamily residential.

3. Neighborhood Streets

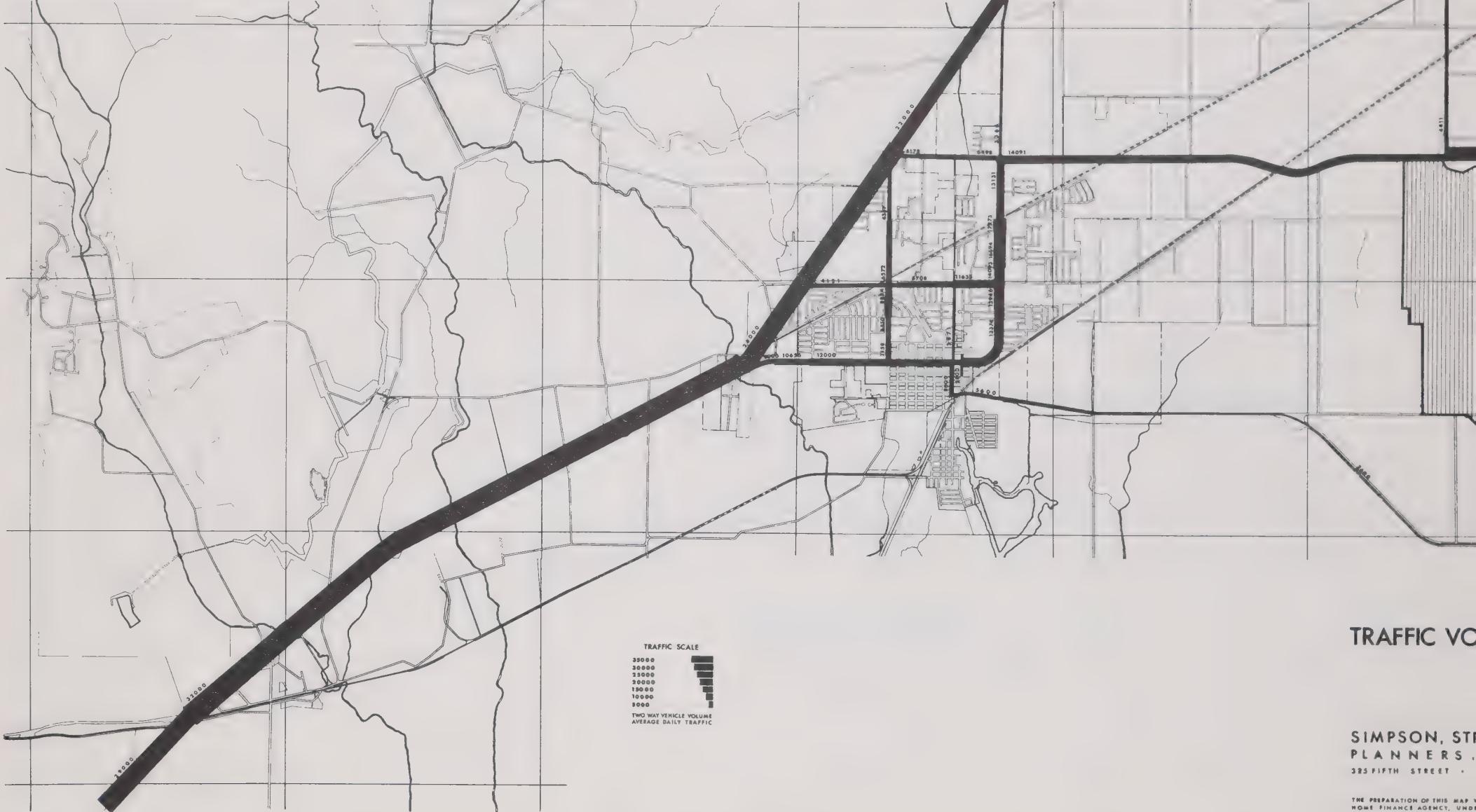
Local streets are the smallest in right-of-way width (less than 60 feet). The neighborhood street pattern should discourage fast driving in the residential areas. Streets may be curvilinear, end in cul-de-sacs, make sharp bends, and so forth.

4. Off-street Parking in Retail Commercial Areas

Providing adequate parking is as important as providing adequate roads in the modern city, particularly in the downtown area and in other commercial areas. The Off-Street Parking Map shows the results of calculations for parking requirements in the retail shopping area. The basic standard is one parking for each 150 square feet of floor area, or 6.7 spaces per 1,000 square feet of floor area.² A parking space requires 300 square feet, including necessary driveway space.

² Large shopping centers and regional shopping centers, may be able to utilize parking spaces more efficiently than small centers. However, since a portion of the structures may be multi-story, the ratio of land area to building area will be as large (or larger than) the ratio for small centers.

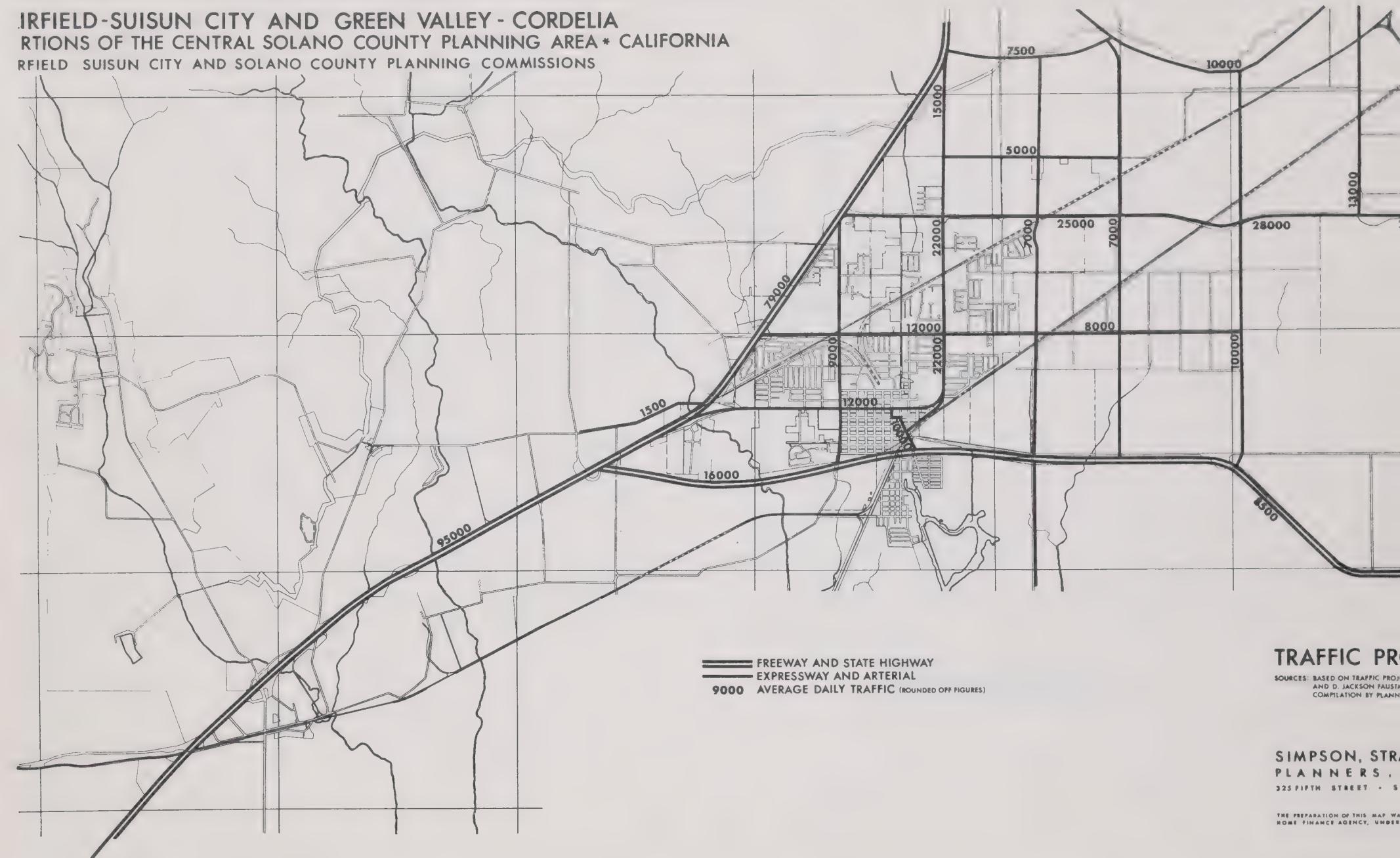
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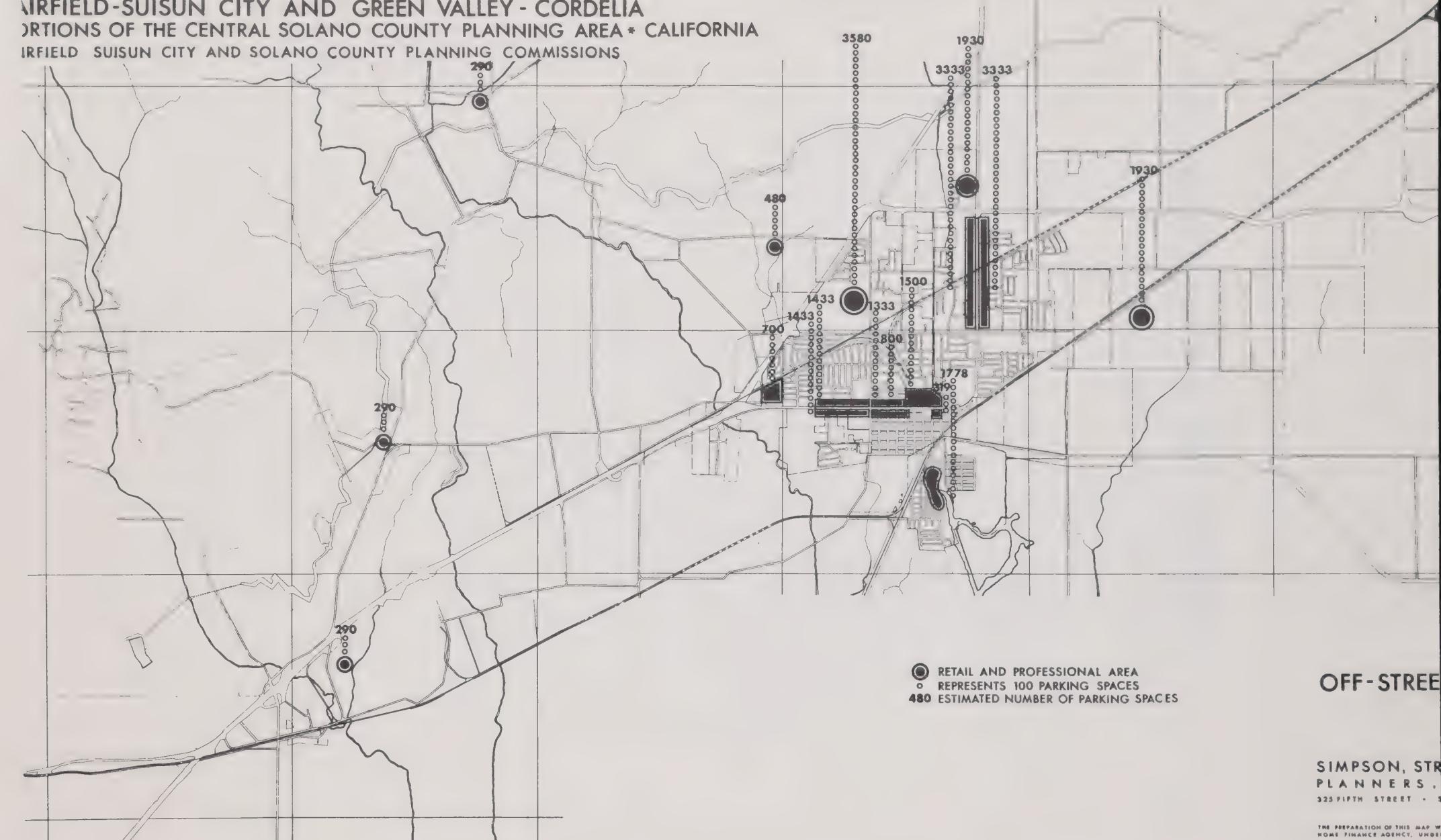
TRAFFIC PR

SOURCES: BASED ON TRAFFIC PROJ.
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OFF-STREET

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CONSERVATION AND PUBLIC SERVICES

C. CONSERVATION AND PUBLIC SERVICES

The first part of this report (The Area General Plan) covers utilities and public services in some detail.

This section presents:

1. Summary of the Brown and Caldwell report:
Fairfield-Suisun Water Supply Study, 1959
(See General Water Supply Map)
2. Summary of the Brown and Caldwell report:
City of Fairfield Drainage Survey, 1961
(See General Drainage Pattern Map)
3. Summary of the Jenks & Jenks report:
Report on Proposed Regional Sewage Disposal System, 1963
(See Future Main Trunk Sewer Line Map)

In addition to the detailed local studies listed above, it should be noted that Solano County prepared a county-wide study of water resources in 1964-1965. Bartle Wells Associates prepared the Financing Plan for Sewerage Improvements, Fairfield-Suisun Sewer District, 1964, which may be referred to for recent cost and financing data.

These major engineering studies have been used in the preparation of this General Plan.

The basic conclusions are as sound today as they were when the reports were published. However, considerable adjustment of numerical values must be made due to local policy decisions that have modified requirements. In particular, the present large area of future industrial land around Travis Air Force Base requires considerable recomputation of water, drainage and sewage flows.

Summary of the Fairfield-Suisun Water Supply Study

The following material has been excerpted from the Summary Section of the 1959 Brown and Caldwell report.

ALTERNATIVE WATER SUPPLY PROJECTS

Five projects were selected for detailed study and analysis. Three of them, designated A, B and C, involve a new treatment plant in the north adjacent to Putah South Canal, while the other two, D and E, involve a new plant in the south adjacent to the existing plant.

Preliminary plans were prepared for each project, and total construction costs were estimated on the basis of an Engineering News-Record construction cost index of 840. To these were added the estimated costs of engineering, legal and administrative, and financing services. As a final step, total annual and unit costs of all projects were estimated for the year 1965.

Project A. This project calls for (1) a new treatment plant which would take raw water directly from Putah South Canal, and (2) a transmission line from the canal to the existing plant. Thus, the entire supply would be obtained from Putah South Canal, the existing plant would remain in service, and the transmission line from the Cache Slough pipeline would no longer be used.

Estimated first costs of Project A amount to \$2,646,000. Total annual costs for 1965 are estimated at \$471,800 or \$472 per million gallon. This is equivalent to about \$0.35 per 100 cubic feet.

Project B. This is similar to Project A, except that the transmission line from Putah South Canal to the existing treatment plant would not be built and Fairfield would continue to purchase water from Vallejo. In order that Project B be economically feasible, Fairfield could not afford to pay more than \$0.069 per 1,000 gallons for Cache Slough water delivered in the Cache Slough pipeline at adequate pressures, for conveyance to the existing treatment plant.

Estimated first costs amount to \$2,417,000. Total annual costs in 1965 are estimated to amount to \$465,900, for a unit cost of \$466 per million gallons or \$0.35 per 100 cubic feet. This project would not be economically feasible if the purchase price of Cache Slough water were any higher than \$0.07 per 1,000 gallons.

Project C. Project C also calls for a new treatment plant adjacent to Putah South Canal. Under this plan, however, the existing plant would be taken out of service and the only Solano Project water would be used.

Estimated first costs of Project C total \$3,307,000. Estimated total annual costs in 1965 amount to \$501,700, resulting in a cost of \$502 per million gallons, or \$0.38 per 100 cubic feet.

Project D. Under Project D, the new water treatment plant would be located adjacent to the existing plant, which would remain in service. Solano Project water only would be used and would be conveyed to the plant sites in a new transmission line from Putah South Canal.

For Project D, the first cost is estimated to amount to \$2,627,000, and the total annual costs in 1965 to \$466,500. Based on the latter figure, the unit costs are \$466 per million gallons, or \$0.35 per 100 cubic feet.

Project E. This is similar to Project D, except that, instead of using Solano Project water from Putah South Canal, raw water would be purchased from the City of Vallejo. Delivery to the treatment plants would be through both the existing transmission line and a new line from the Cache Slough Diversion pipeline.

Results of studies involving a comparison of projects D and E indicate that, on a long term basis, Fairfield could not afford to pay more than \$0.0145 per 1,000 gallons for the transmission service which would be necessary under Project E. In other words, if Fairfield-Suisun were to trade its 7,800 acre-foot Solano Project commitment to Vallejo for an equivalent amount of water delivered via the Cache Slough pipeline, the cost of the latter could not exceed \$0.0145 per 1,000 gallons.

Estimated first costs of Project E amount to \$2,341,000. Total annual costs in 1965 are estimated to be \$446,900, on which basis the unit cost is \$447 per million gallons, or \$0.33 per 100 cubic feet.

SUBSEQUENT DEVELOPMENTS

The foregoing report was prepared in 1959. Since that date, the following significant events have transpired which affect the long-range plan for water supplies.

In March 1964 the City of Fairfield signed an agreement with the City of Benicia that provides that Farifield may draw up to 3,000 acre feet of water from the "Solano Project" (Lake Monticello Dam). Benicia was not ready to receive its share of water from the Cordelia Reservoir since a pipeline had not been completed.

The agreement provides for an exchange so that Fairfield will give Benicia water from the North Bay Aqueduct after 1980.

Such arrangements emphasize the regional nature of planning for local water supplies.

The North Bay Aqueduct will run generally southwest from Lindsay Slough to Fairfield and from Fairfield to the vicinity west of Cordelia. A pumping plant will be constructed in this area to lift water through Jameson Canyon into Napa County.

The need for water resources not only in Solano County, but also in Yolo, Lake and Napa Counties could be eased by extending the Tehama-Colusa Canal project to serve the four counties. Construction on West Sacramento Valley land should strongly be encouraged so that service from the Tehama-Colusa land can be extended to Solano County. The water reservoir of the canal would be located just north of Travis Air Force Base, as illustrated in the Area General Plan, Part I. See Table 60, Water Supply in Solano County, for the status of services in 1963. The General Water Supply Map illustrates the location of future mains and reservoirs for the City of Fairfield.

Summary of the City of Fairfield Drainage Survey

The following is the summary section of the 1961 Brown and Caldwell report:

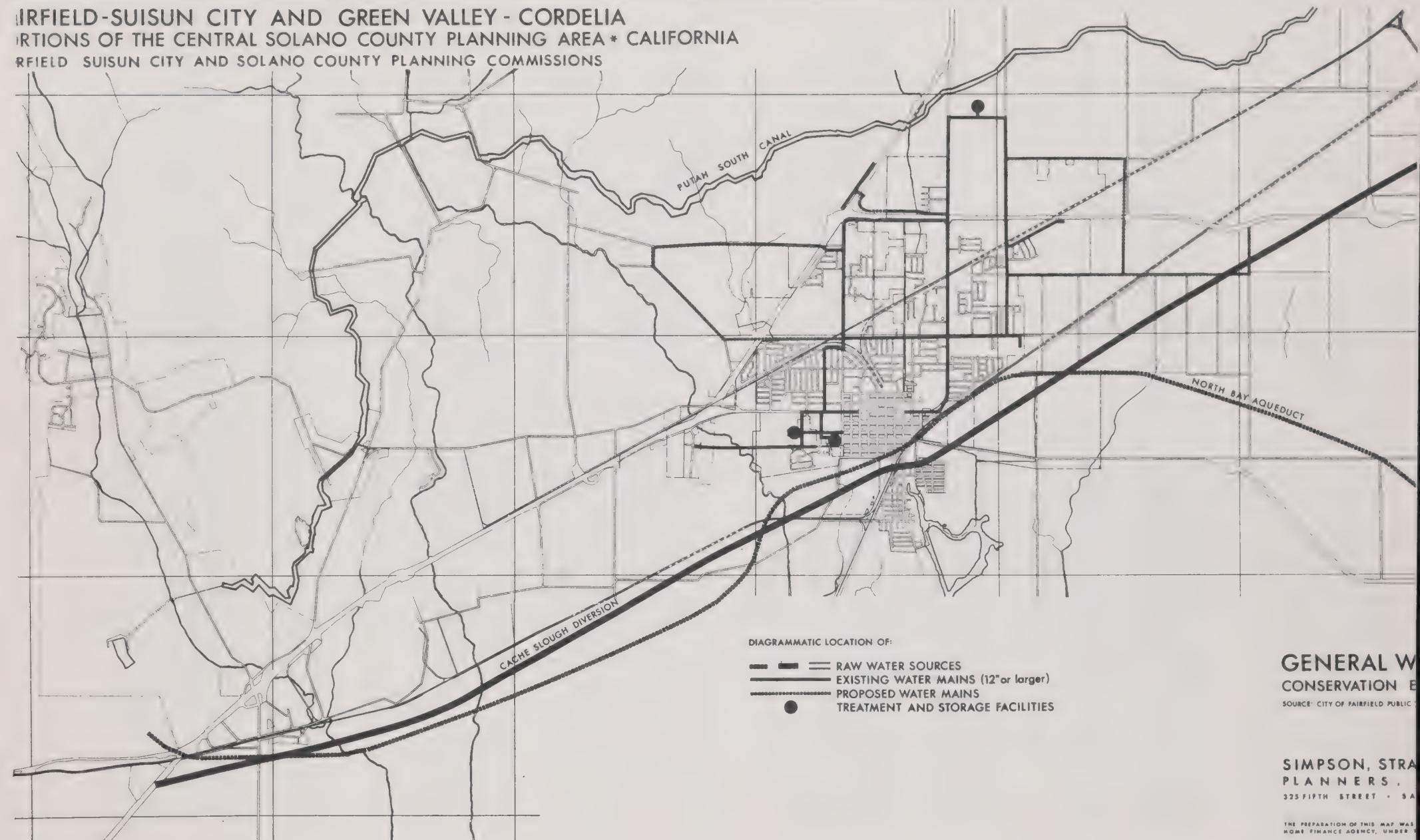
TABLE 60: WATER SUPPLY SOLANO COUNTY, 1963

County & City	Company	Output 1962 MGD ¹	Cost minimum rate per 1,000 Gallons	Capacity at existing Facilities MGD ¹
SOLANO COUNTY				
Benicia	City	1.0	0.835	1.6
Dixon	California Water Service Company	0.6	0.213	1.3
Fairfield	City	2.4	0.216	9.5
Rio Vista	City	0.5-1.5	0.05	3.7
Suisun	City	0.5	0.225	2.5
Vacaville	City	2.5	0.20	9.0
Vallejo	City	13.4	0.29	28.1

¹ Million gallons per day.

Source: Guide to Industrial Locations in the San Francisco Bay Area, Bay Area Council, 1964.

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GENERAL W
CONSERVATION E

SOURCE: CITY OF FAIRFIELD PUBLIC

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SUMMARY AND RECOMMENDATIONS

Continued growth and development of the City of Fairfield has aggravated a long standing drainage problem. Storm runoff from the watershed tributary to Suisun Slough through the urban area has caused local flooding within the city and complete inundation in the low-lying lands to the south.

An engineering study of the Fairfield drainage problem has been completed and the results, together with major features of the proposed improvements, are summarized in the following review.

ENVIRONMENTAL CHARACTERISTICS

Fairfield, the second largest community in Solano County, is situated on the east side of Suisun Valley and occupies an area of approximately 1,875 acres. The terrain within the city is relatively flat, ranging in elevation from 5 feet to 110 feet above mean sea level. Average annual rainfall ranges from 17 inches within the city to approximately 24 inches in the foothills to the west.

The principal influence on the economy of Fairfield is Travis Air Force Base, which has a total annual payroll of approximately \$68,000,000. The secondary factor affecting the economy of the area is agriculture, an activity which uses approximately 32,000 acres of irrigated land in the area. It is anticipated that about 45,000 acres ultimately will be used for agricultural purposes. Industrial activity in Fairfield is now of minor importance but is expected to expand. In 1960 the City of Fairfield had a population of 14,968. This is predicted to reach 30,000 by 1980. For long-range planning of storm drainage, an urban area of 8,000 acres zoned in accordance with the city master plan was utilized.

EXISTING STORM DRAINAGE FACILITIES

Most of the drainage problems of the city of Fairfield can be attributed to one or more of three factors, namely, the low elevation of the southern section of the city, the lack of drainage facilities in several areas, and the large volume of runoff originating in the north and flowing through Fairfield to Suisun Slough. In a few cases local flooding occurs due to lack of capacity in collection systems.

Existing collection systems discharge storm flow to drainage channels along Pennsylvania Avenue, Jefferson Street, Union Avenue and Laurel Creek. These major channels carry the flow southward to Suisun Slough.

BASIS OF PROJECT DEVELOPMENT

The design criteria and basic cost data presented in this report apply to a preliminary design which may warrant revision at the time detailed plans are prepared.

All storm drainage facilities are laid out to serve ultimate development of the tributary area. This in turn calls for the use of runoff coefficients and times of concentration anticipated for future conditions.

Size and location of drainage facilities are, for stated rainfall conditions, controlled by topography. Pipelines and channels follow, as nearly as possible, the course of natural drainage. In one case it is economical to transfer runoff from one drainage area to another. Consideration must be given to the liabilities assumed by the City in controlling storm flow. If surface runoff is diverted from a natural course into one of another watershed, the agent causing the diversion is responsible for any resulting damage.

Quantity of storm water runoff has been determined by employing the rational method which takes into account the following: intensity and duration of rainfall; runoff coefficient; and tributary area. Major drainage facilities are designed to accommodate a 50 year storm, while minor facilities are sized to handle a storm which, in the average, can be expected once in ten years.

Estimated construction costs used herein are referenced to an Engineering News-Record construction cost index of 880. At present, this index stands at 860 and is increasing at a rate of approximately 5 per cent per year.

PROPOSED STORM DRAINAGE IMPROVEMENTS

The proposed plan for drainage of the Fairfield urban area involves construction of and improvements to major and minor drainage facilities. The major facilities are those trunk drains which discharge directly to Suisun Slough. Minor facilities make up the collection and branch systems which serve local areas within the City.

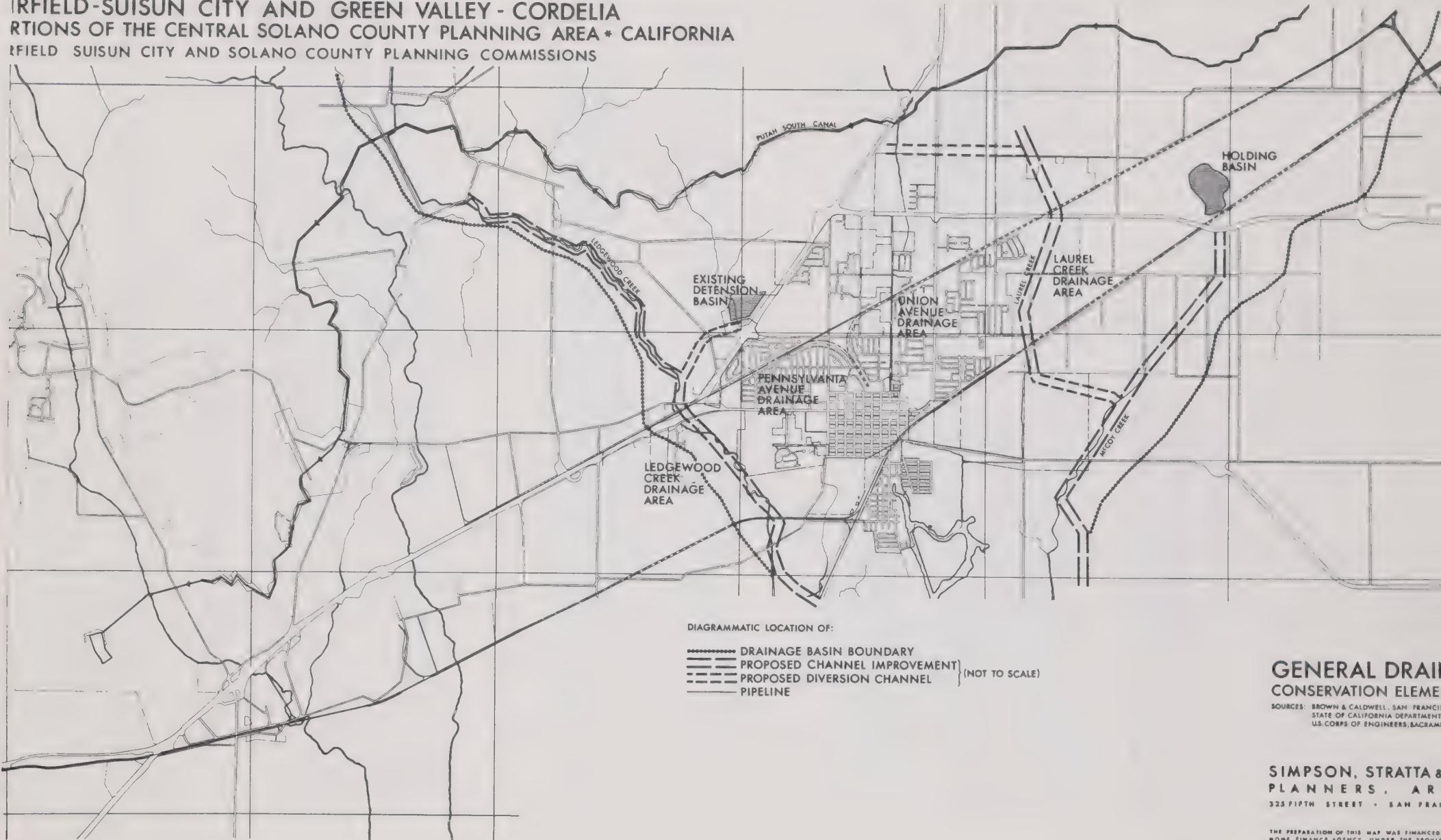
The recommended improvements are scheduled for construction in two stages; the first stage including facilities need to solve immediate drainage problems, and the second stage covering construction of facilities which may be deferred until required by future development within the city. The principal features of the Stage I improvements are a diversion channel from a point west of U. S. Highway No. 40 to Laurel Creek and a holding basin on Laurel Creek. This facility intercepts and regulates the discharge from the upper portion of the drainage basin and thereby significantly reduces peak flows in the Union Creek channel and in Laurel Creek. The cost of constructing the proposed improvements, including allowances for overhead, engineering and contingencies, is estimated to be \$3,241,000. Stage I improvements would cost about \$616,000 and Stage II improvements, approximately \$2,625,000.

RECOMMENDATIONS

Based on the findings and conclusions developed through this study, it is recommended:

1. That construction of the Stage I improvements be undertaken. Of these improvements, the highest priority should be given to the diversion channel from a point west of U. S. Highway 40 to Laurel Creek and the holding basin on Laurel Creek.
2. That the proposed program of Stage II improvements be adopted as a master drainage plan for the city.
3. That every effort be made to secure assistance from Solano County and the state of California in solving the basin wide drainage problems.

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GENERAL DRAINAGE
CONSERVATION ELEMENT

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4. That steps be taken to provide sufficient funds, as itemized in the report, to finance construction of the recommended drainage facilities.

STAGE CONSTRUCTION PROGRAM (Chapter 5)

For the most part, proposed drainage facilities are of an independent nature in the respect that they are designed to serve separate sections of the city. Consequently, the problem of outlining a program of Stage construction is one of assigning priorities based on present and on anticipated future needs. On this basis, the recommended improvements are scheduled for construction in two stages. Stage I improvements are those necessary to solve immediate drainage problems. Stage II improvements are those which can be deferred until required to provide service for future development within each watershed and to safely carry the resulting increased runoff through the City to the bay. At that time, undesirable open channels through the city will be replaced with closed conduits.

STAGE I IMPROVEMENTS

The major facility to be constructed under Stage I includes the interceptor channel from a point west of U.S. Highway No. 40 to Laurel Creek and the holding basin in Laurel Creek. Of all the proposed improvements, these are most urgently needed since their construction would substantially reduce the storm flows to the Union Avenue channel and to Laurel Creek.

Minor improvements proposed for Stage I construction include collector drains in the areas of local flooding, which includes the central business district, Washington Street at Bell Avenue, Travis Boulevard at Union Avenue and North Texas Street at Texas Street.

STAGE II IMPROVEMENTS

Major facilities to be constructed in Stage II improvements include storm drains to replace several sections of the Pennsylvania Avenue and Union Avenue channel. The downstream sections of these channels would be enlarged. Other major improvements are the construction of channels along Laurel Creek and Ledgewood Creek. Proposed improvements to minor facilities include the installation of storm drains in areas not developed at this time, and the replacement of several small open ditches with pipe. Also included are two small storm water pumping stations. The first of these, with a capacity of 55 cfs, delivers flow from the Illinois Street drain to the Union Avenue channel. The second, with a capacity of 65 cfs, pumps the runoff from the industrial area north of Highway 12 to the Union Avenue Channel. The General Drainage Pattern map indicates the diagrammatic location of possible future drainage channels.

Summary of the Report on Regional Sewage Disposal System

The following is a summary section of the 1963 Jenks and Jenks report:

SUMMARY

The studies have established the following:

1. There is a present need to provide additional treatment of the District's wastes to insure meeting Regional Water Pollution Control Board Disposal Requirements. In addition, immediate and contemplated future expansion of District boundaries will require additional trunk sewer lines.

To provide a long-range plan for a trunk sewer system and wastes treatment and disposal facilities which may serve as a guide for the orderly and most economical construction of needed facilities has constituted the substance of the present studies.

2. A Regional service area comprising over 12,000 acres has been agreed to, based upon topographical as well as other considerations, which may be logically assumed to represent the ultimate District boundaries for which present facilities as well as future facilities should serve. Population projections presented indicate an ultimate population by the year 2010 within the service area of some 128,000 with an associated wastes volume of 13 million gallons per day.

3. It has been shown that present trunk sewer line capacity has generally been reached by reason of growth within present District boundaries. Significant additions to the District will require new trunk sewer lines terminating at the treatment plant site. Two proposed main trunk sewers have been established referred to as the Eastside and Westside trunks. These trunk sewer lines have been located and sized in such a way as to serve the entire service area and to do so by gravity. Extensions to the trunk sewers as well as connections by local collection systems may be accomplished as the needs arise.

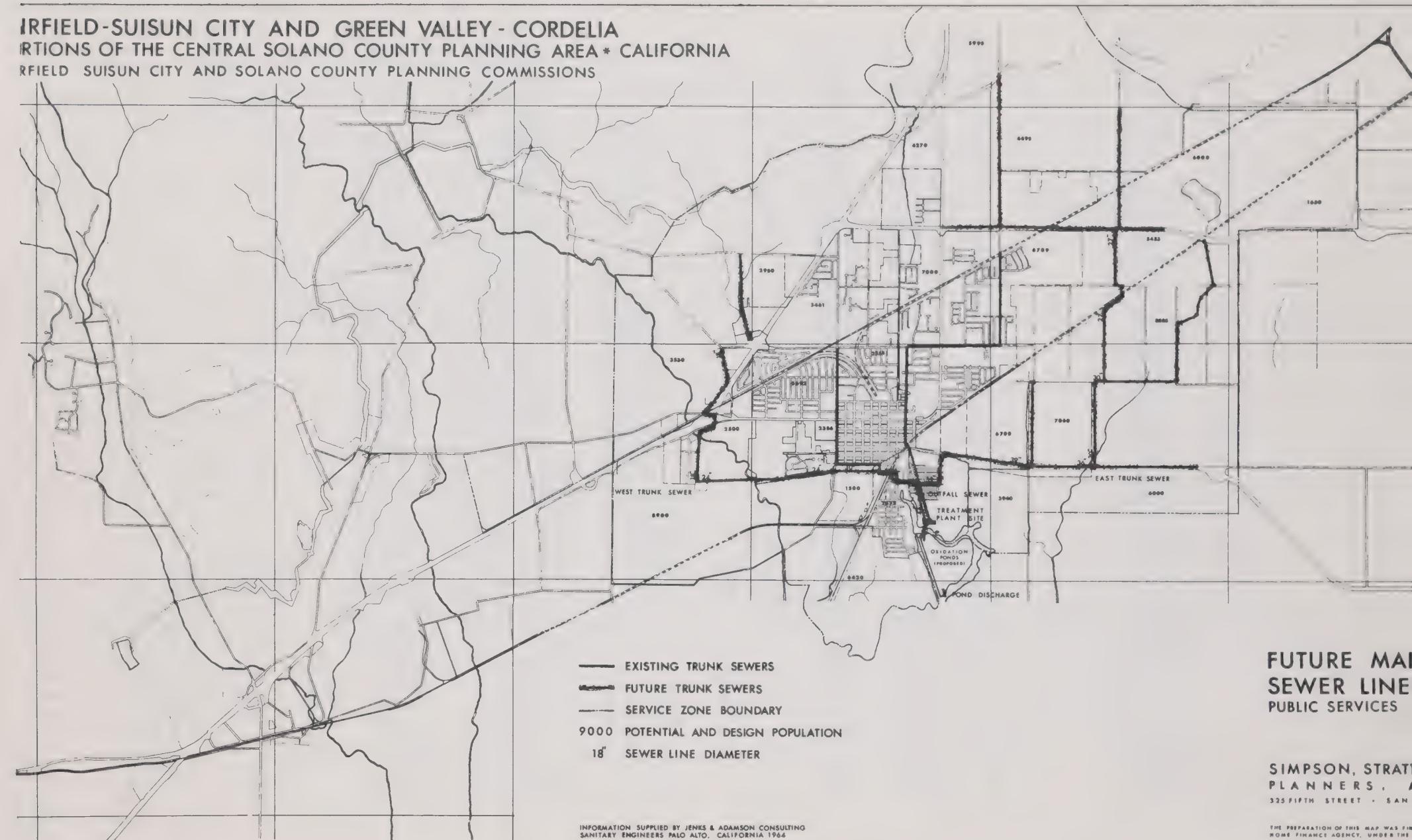
4. Study of the disposal requirements of the Regional Water Pollution Control Board and field investigations of the receiving waters of Suisun Slough indicates a present as well as future progressive need for increased degree of wastes treatment.

5. Study of four alternative systems for treatment and disposal of wastes anticipated from the service area showed a definite economic advantage to enlarging of existing treatment plant facilities for primary treatment of the District's wastes followed by secondary treatment through use of oxidation ponds, preferably in the area comprising the island just south of the treatment plant site.

6. Total estimated costs for the Eastside and Westside Trunk sewers and Stage I of the wastes treatment facilities which constitute the proposed initial project are as follows:

Eastside Trunk Sewer Construction Cost	\$ 814,000
Legal, administrative, engineering &	
contingencies, at 20%	163,000
Total	\$ 977,000
Westside Trunk Sewer Construction Cost	516,000
Legal, administrative, engineering &	
contingencies, at 20%	103,000
Total	\$ 619,000

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FUTURE MAP
SEWER LINE
PUBLIC SERVICES

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Alternate Two Treatment Facilities Stage I	\$ 812,000
Construction Cost	
Legal, administrative, engineering &	
contingencies, at 20%	162,000
Total	\$ 974,000
TOTAL PROPOSED INITIAL PROJECT COSTS	\$2,570,000

DISCUSSION

In connection with the proposed Project outlined herein, it should be noted that the exact scope, extent of trunk line construction, oxidation pond location, etc. is not considered inflexible but may be modified as required, to stay within the financing capability of the District.

Location of the proposed oxidation pond on the island area to the south of the present plant site appears to offer exceptional possibilities for a satisfactory and economical solution to the problem of need for added treatment of the District's wastes. However, should purchase and use of this property for this purpose become impossible, alternative locations further to the south, on either side of the Slough may still be considered as being economically feasible.

The possibilities of a Federal Grant under Public Law 660 for up to 30% of the costs for treatment facilities appear to be good. The amount of Federal Grant for the proposed Project would be some \$280,000 which, if obtained, would reduce the total estimated Project costs to \$2,290,000.

RECOMMENDATIONS¹

Based on the foregoing, the following recommendations are presented:

1. It is recommended that the District adopt this Report and the proposed East-side and Westside Trunk Sewers and "Alternate Two" treatment facilities for purposes of long-range planning and construction of an initial Project.
2. It is recommended that the District immediately initiate appropriate studies to determine the best means of financing the proposed initial project or modified project in anticipation of beginning construction of the work by the Spring of 1965.
3. It is recommended that the District file an application for a Federal Grant under Public Law 660 prior to the deadline of March 31, 1964.

¹It should be noted that the sewage facilities (Jenks & Jenks report) are based on population figures of the 1958 General Plan. Only a small amount of acreage was planned for industry at that time.

REALIZATION OF THE PLAN

D. REALIZATION OF THE PLAN

Zoning Ordinance

The zoning ordinances for Fairfield and Suisun City have been reviewed in a separate report. Recommendations have been for revisions to the present ordinances in a form suitable to assist the City Attorneys in the preparation of the legal documents. That report is entitled, "Twin Cities Zoning and Subdivision Ordinance Review" and is available at the City's and County's Planning Office.

The following review analyzes were made in that report:

- Zoning principles
- Zoning districts
- Density control systems
- Off-Street parking and loading
- Dimensional standards
- Planned unit development and study districts
- Hillside zoning
- Tower apartments
- Industrial zoning problems
- Signs
- Architectural and site plan review
- Nonconforming use provisions
- Marina districts
- Plan lines
- Lot splits
- Air space zoning
- General provisions
- Administration

Subdivision Ordinance

Subdivision programs were reviewed in part two of the "Twin Cities Zoning and Subdivision Ordinance Review."

Following is an outline of the subdivision review:

Procedures

- Preliminary map
- Tentative map
- Final map

Neighborhood Design

Streets

Hillside Subdivisions

Marina Development

Special Subdivisions

Official Plan Lines

Provision should be made for the protection of rights-of-way for new future streets and street widening.

A plan line ordinance would require that setbacks be measured from an established plan line rather than from an existing street line, and would prevent structures from being built in future public rights-of-way.

The City (or County) should anticipate the occasional necessity for purchasing portions of rights-of-way in advance of need. In some cases, structures (such as wooden frame structures) may be permitted contrary to the provisions of the plan line ordinance if there is a binding agreement to move the structure at the time of acquisition of right-of-way.

Plan line provisions are often found in zoning ordinances. Legal considerations may, however, make it advisable to adopt plan line provisions as a separate ordinance.

Precise Studies

The term "precise studies" covers a variety of kinds of detailed plans needed for the implementation of the General Plan. Precise studies may include: land use (zoning) studies, street plans, renewal plans, shopping district studies, neighborhood studies and other special study districts.

State law provides enabling legislation to permit cities and counties to adopt certain kinds of precise plans as local ordinances. These provisions are included in sections of the State planning law devoted to "Specific Plans."

Such specific plans may include:

1. Regulations limiting the location of buildings and other improvements with respect to existing or planned rights-of-way.
2. Regulations of the use of land and buildings, the height and bulk of buildings and the open spaces about buildings.

3. Street and highway naming and numbering plans in order to establish the official names of streets and highways, to remove conflicts, duplication and uncertainty among such names and to provide an orderly system for the numbering of buildings and properties.
4. Such other measures as may be required to insure the execution of the General Plan.

The use of the specific plan for planning implementation is new enough to be considered experimental. During the next 20 years such techniques will become very important in the implementation of the General Plan.

Urban Redevelopment

Certain old sections within the planning area must be upgraded. If deterioration continues, consideration should be given to an urban upgrading program, particularly to the area of "temporary" housing.

State and Federal programs of financial assistance to communities exist that might assist in the implementation of the General Plan. Fairfield has applied for grants for acquisition of open space and also for some beautification projects.

Annexation Program

Incorporated cities exist because people living in densely populated urban areas require many services which do not usually fall within the scope of county government. The Twin Cities and the County of Solano should closely cooperate to encourage annexation of areas that are to be developed according to the Area Plan. Land should remain in the County until urbanization becomes practical.

Public Information Program

In the final analysis, the general public makes possible the execution of a Plan. An informed public can participate intelligently. This is particularly important in reviewing the Plan over the years, in order to keep in step with the goals and objectives of the people.

The dissemination of information about the Plan is therefore of great importance. Official channels from local government to the press exist to inform the individual citizen. Numerous organizations with specialized interests should also be kept informed and should continue to participate in planning for particular kinds of facilities and activities. Communication is a two-way matter, with the citizens and citizen organizations keeping government informed of the public's point of view in various matters. Fairfield's yearly "Community Congress" is a good example of such communication.

Capital Improvement Program

Table 61 should be used as a checklist for developing the local capital improvement programs. A great variety of such items exist that must be anticipated and scheduled.

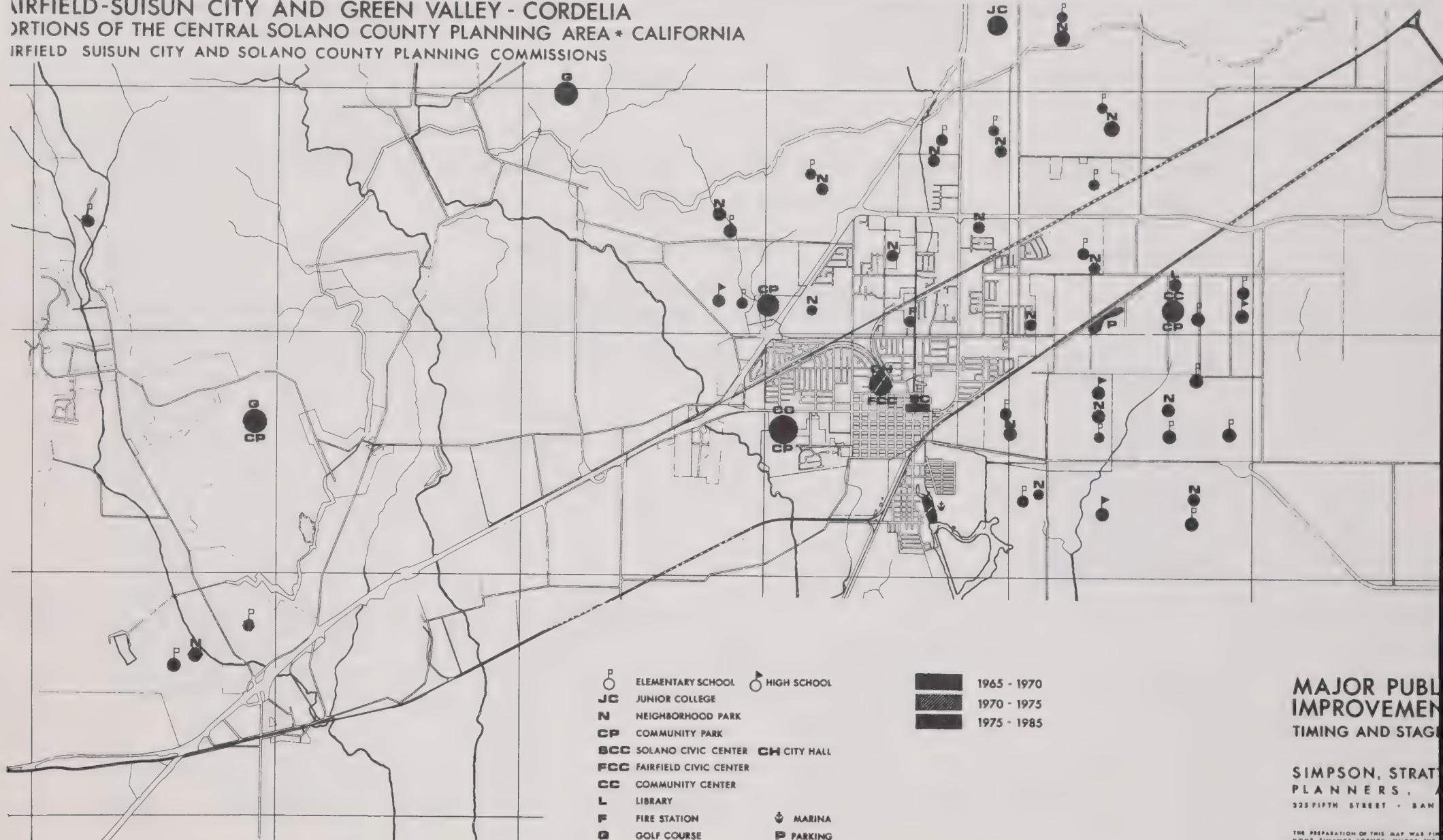
The capital improvement program should be set up to cover a period of approximately five years. An annual review will keep this schedule updated.

Annual Review

The Twin Cities General Plan should be reviewed annually by the cities of Fairfield and Suisun City. Minor policy adjustments can be made at the time of annual review.

At regular intervals (five years would be suggested) a major review should be undertaken for the purpose of an overall review of policies and proposals of the Plan. Text and maps should be revised in order that the Plan will always be current.

AIRFIELD-SUISUN CITY AND GREEN VALLEY - CORDELIA
 PORTIONS OF THE CENTRAL SOLANO COUNTY PLANNING AREA * CALIFORNIA
 AIRFIELD SUISUN CITY AND SOLANO COUNTY PLANNING COMMISSIONS



**MAJOR PUBLIC
IMPROVEMENTS
TIMING AND STAGE**

**SIMPSON, STRATTON & CO.
PLANNERS**
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THE PREPARATION OF THIS MAP WAS FINANCED BY THE HOME FINANCE AGENCY, UNDERTAKING THE

TABLE 61: SUMMARY OF CAPITAL IMPROVEMENTS - FAIRFIELD AND SUISUN CITY

	<u>1965 - 1970</u>	<u>1970 - 1975</u>	<u>1975 - 1985</u>
<u>Government</u>	Planning for Civic Center, Rehabilitation of existing County Building, Fire Station	Construction of City Hall, Police Station, Multi-purpose Community Center, Chamber of Commerce, Fire Substation	Construction of Auditorium and Exhibition Hall, Community Health Center, New County Office Building, Fire Substation
<u>Schools and Parks</u>			
Elementary Schools	5	5	11
High Schools	-	2	2
Junior College	1	-	-
Neighborhood Parks	5	6	7
Community Parks	2	-	2
Golf Courses	1 (18 hole)	1 (18 hole)	1 (18 hole)
Libraries	-	Expansion	1 new branch
<u>Transportation</u>			
Streets and Highways	Continuing program of new construction, reconstruction, widening of arterials and collectors. Includes bridges, grade separations and other traffic structures including signals and major signs. Facilities to be built to keep pace with urban growth. Scheduling by the Public Works Departments of the Cities, County, State.		
Planted Buffer Strips	To be coordinated with the construction of roads.		
Corporation Yard	New corporation yard.		
Public Parking Lot	25 spaces, County Center	585 spaces, Civic Center	190 spaces, Civic Center 132 spaces County Office Bldg.
Harbor Facilities	-	Add facilities	Add facilities
Airport	Land acquisition	Planning	Construction

TABLE 61: SUMMARY OF CAPITAL IMPROVEMENTS - FAIRFIELD AND SUISUN CITY (Cont'd.)

	<u>1965 - 1970</u>	<u>1970 - 1975</u>	<u>1975 - 1985</u>
<u>Public Works</u>			
Water supply and treatment		As planned by City, County, State and Federal Agencies.	
Sewage Disposal		As constructed by the Fairfield-Suisun Sewer District.	
Refuse Disposal		Continuation of operation by private company; city participation in disposal site acquisition as necessary.	
Drainage		As scheduled by the County Flood Control and Water Conservation District and the U. S. Corps of Engineers.	
<u>Utilities</u>			
	Gas and Power: the PG & E Company with the cooperation of local agencies.		
	Telephone: the PT & T Company providing expansion to follow community growth.		

TABLE I: "JUDGMENT" PROJECTIONS OF U.S. POPULATION, 1976 AND 2000
 INCLUDES ALASKA, HAWAII, AND ARMED FORCES OVERSEAS
 (In Thousands)

Age	Actual 1960	Projected	
		1976	2000
All Ages	<u>179,323</u>	230,729	351,070
Under 5	20,321	24,777	39,048
5 - 9	18,692	22,312	36,048
10 - 14	16,774	20,730	34,449
15 - 19	13,219	20,664	32,671
20 - 24	10,801	19,728	28,218
Total	<u>79,807</u>	108,211	171,178
25 - 29	10,869	17,979	25,301
30 - 34	11,949	14,620	22,076
35 - 39	12,481	12,156	20,852
40 - 44	11,600	11,267	20,817
45 - 49	10,879	11,653	19,297
Total	<u>57,778</u>	67,665	108,343
50 - 54	9,606	11,869	16,973
55 - 59	8,430	10,830	12,854
60 - 64	7,142	9,703	10,245
65 - 69	6,258	7,976	8,933
70 - 74	4,739	6,027	8,322
Total	<u>36,175</u>	46,405	57,327
75 & Over	<u>5,563</u>	8,448	14,222

Source: U.S. Census of Population, 1960.

Central Solano County General Planning Program - 1965

TABLE II: ANNUAL ESTIMATES AND PROJECTIONS OF THE POPULATION
AND OF POPULATION CHANGE BY COMPONENTS,
FOR THE UNITED STATES: 1950 - 1985
(In Thousands)

Series and Year (July 1 to June 30)	Population at Beginning of Period	Net Change During the Year	
		Amount	Percent
1965-66	195,129	3,056	1.57
1966-67	198,186	3,157	1.59
1967-68	201,343	3,259	1.62
1968-69	204,602	3,362	1.64
1969-70	207,963	3,467	1.67
1970-71	211,430	3,575	1.69
1971-72	215,006	3,685	1.71
1972-73	218,691	3,796	1.74
1973-74	222,486	3,908	1.76
1974-75	226,395	4,020	1.78
1975-76	230,415	4,131	1.79
1976-77	234,546	4,238	1.81
1977-78	238,784	4,337	1.82
1978-79	243,121	4,427	1.82
1979-80	247,548	4,508	1.82
1980-81	252,056	4,582	1.82
1981-82	256,638	4,648	1.81
1982-83	261,286	4,712	1.80
1983-84	265,998	4,777	1.80
1984-85	270,775	4,847	1.79
1985-86	275,622	.....	.....

Source: Population Estimates, Bureau of the Census, July 1964, p. 39.

Central Solano County General Planning Program - 1965

TABLE III: PERCENT OF CHANGE IN PROJECTIONS
OF POPULATION, BY AGE PERIOD 1963 TO 1985, U.S.A.

Age	1963-70	1970-75	1975-80	1980-85	1963-75	1963-80	1963-85
Series A¹:							
All Ages	+11.7	+ 9.0	+ 9.4	+ 9.3	+21.7	+33.2	+45.6
Under 5	+15.8	+13.8	+11.9	+ 8.2	+31.8	+47.5	+59.5
5 - 13	+ 9.4	+ 8.8	+14.1	+12.6	+19.0	+35.7	+52.7
14 - 17	+16.3	+ 6.4	+ 4.6	+14.9	+23.7	+29.4	+48.7
18 - 24	+34.2	+11.5	+ 7.1	+ 5.6	+49.7	+60.4	+69.3
Series D²:							
All Ages	+ 8.8	+ 6.3	+ 6.5	+ 6.4	+15.6	+23.2	+31.0
Under 5	- 6.2	+ 9.4	+ 8.9	+ 4.6	+ 2.7	+11.8	+17.0
5 - 13	+ 6.5	- 3.3	+ 4.1	+ 9.4	+ 2.9	+ 7.2	+17.2
14 - 17	+16.3	+ 6.4	- 5.5	+ 1.2	+23.7	+16.9	+18.3
18 - 24	+34.2	+11.5	+ 7.1	- 3.0	+49.7	+60.4	+55.6
All Series							
25 and Over							
25 - 34	+12.8	+23.5	+17.3	+ 9.5	+39.3	+63.3	+78.9
35 - 44	- 6.5	- 2.3	+12.5	+23.0	- 8.7	+ 2.7	+26.4
45 - 54	+ 8.7	+ 0.9	- 5.9	- 2.1	+ 9.7	+ 3.3	+ 1.1
55 - 64	+12.9	+ 7.3	+ 6.1	+ 1.0	+21.1	+28.4	+29.7
65 - 74	+ 7.0	+ 9.0	+ 9.5	+ 7.7	+16.7	+27.8	+37.6
75 +	+19.4	+ 6.8	+ 8.2	+ 9.4	+27.5	+38.0	+50.9

¹ High

² Low

Source: Population Estimates, "Projections of the Population of the United States by Age and Sex: 1964 to 1985," Department of Commerce, Bureau of the Census, July 1964, p. 5.

TABLE IV: PROJECTED DISTRIBUTION OF THE
POPULATION, BY BROAD AGE GROUPS. 1970 TO 1985
(In Thousands)

Age	1970		1975		1980		1985	
	High	Low	High	Low	High	Low	High	Low
Total, All Ages	211,430	205,886	230,415	218,855	252,056	233,140	275,622	247,953
Under 5	23,991	19,444	27,312	21,276	30,557	23,164	33,048	24,235
5 - 13	37,748	36,751	41,057	35,533	46,826	36,984	52,719	40,447
14 - 17	15,675	15,675	16,680	16,680	17,440	15,759	20,040	15,948
18 - 24	24,368	24,368	27,178	27,178	29,113	29,113	30,733	28,241
25 - 34	25,220	25,220	31,139	31,139	36,517	36,517	40,004	40,004
35 - 44	22,997	22,997	22,458	22,458	25,267	25,267	31,089	31,089
45 - 54	23,360	23,360	23,574	23,574	22,194	22,194	21,718	21,718
55 - 64	18,501	18,501	19,846	19,846	21,056	21,056	21,266	21,266
65 - 74	12,131	12,131	13,227	12,227	14,489	14,489	15,600	15,600
75 +	7,439	7,439	7,944	7,944	8,597	8,597	9,406	9,406
Percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Under 5	11.3	9.4	11.9	9.7	12.1	9.9	12.0	9.8
5 - 13	17.9	17.9	17.8	16.2	18.6	15.9	19.1	16.3
14 - 17	7.4	7.6	7.2	7.6	6.9	6.8	7.3	6.4
18 - 24	11.5	11.8	11.8	12.4	11.6	12.5	11.2	11.4
25 - 34	11.9	12.2	13.5	14.2	14.5	15.7	14.5	16.1
35 - 44	10.9	11.2	9.7	10.3	10.0	10.8	11.3	12.5
45 - 54	11.0	11.3	10.2	10.8	8.8	9.5	7.9	8.8
55 - 64	8.8	9.0	8.6	9.1	8.4	9.0	7.7	8.6
65 - 74	5.7	5.9	5.7	6.0	5.7	6.2	5.7	6.3
75 +	3.5	3.6	3.4	3.6	3.4	3.7	3.4	3.8

Note: Figures above the heavy line depend on projections of births; all percentages are affected by projections of births.

Source: Population Estimates, "Projections of the Population of the United States, by Age and Sex: 1964 to 1985," U. S. Department of Commerce, Bureau of the Census, July 1964, p. 5.

TABLE V: JUDGMENT PROJECTIONS OF PERCENTAGES OF POPULATION
OF MAJOR CENSUS REGIONS AND TOTAL U.S. LIVING IN URBAN PLACES,
SMSA'S AND LARGE SMSA'S - 1960 - 2000

Geographical Region of U.S.	Actual 1960	Projections	
		1976 ¹	2000
<u>SMSA²</u>			
Northeast	79.0	80.4	82.5
North Central	60.1	64.6	71.3
South	48.1	52.9	60.2
West	<u>71.8</u>	<u>77.4</u>	<u>85.8</u>
Total, United States	63.0	67.0	73.4
<u>Large SMSA</u>			
Northeast	53.6	54.6	56.1
North Central	37.1	40.9	46.8
South	12.8	16.2	21.3
West	<u>41.6</u>	<u>48.2</u>	<u>58.1</u>
Total, United States	34.4	37.9	43.6
<u>Urban</u>			
Northeast	72.8	73.7	75.0
North Central	63.9	67.3	72.3
South	52.7	57.3	64.3
West	<u>66.1</u>	<u>69.6</u>	<u>74.9</u>
Total, United States	63.0	66.2	71.1

¹ Interpolations between projected 1970 and 1980 values.

² Standard Metropolitan Statistical Area.

Source: Outdoor Recreation Resources Review Commission Study Report 22, p. 47.

TABLE VI: SIZE OF HOUSEHOLDS - U.S. - 1976, 1980, 2000

Year and Projection Series	Total Households (thousands)	Total Population (thousands)	Number of People per Household
1980 - High	73,101	261,288	3.57
1980 - Low	69,186	231,983	3.35
1976 - Judgment	66,080	30,019	3.48
2000 - High	108,991	383,782	3.52
2000 - Low	88,439	294,678	3.33
2000 - Judgment	97,334	350,447	3.60

Source: Outdoor Recreation Resources Review Commission Study Report 23,
Washington D.C., 1962, p. 27.

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TABLE VII: ACTUAL LIFE EXPECTANCY, 1940 - 1962, AND PROJECTED VALUES ACCORDING TO ALTERNATIVE ASSUMPTIONS OF MORTALITY, U.S.

Year or Period	Both Sexes	Male	Female
<u>Actual</u>			
1940	62.9	60.8	65.2
1945	65.9	63.6	67.9
1950	68.2	65.6	71.1
1955	69.5	66.6	72.7
1960 ¹	69.7	66.6	73.1
1961 ¹	70.2	67.0	73.6
1962	70.0	66.8	73.4
<u>Model SSA projections²</u>			
High mortality:			
1980-85	71.8	68.6	75.0
2000	72.2	68.9	75.4
Low mortality			
1980-85	75.1	72.3	77.9
2000	76.4	74.0	78.9
<u>Present projections³</u>			
Slightly declining mortality:			
1974-75	70.6	67.4	73.9
1984-85	71.2	68.0	74.5
1999-2000	72.1	68.9	75.4
Rapidly declining mortality:			
1974-75	72.0	69.0	75.0
1984-85	73.6	70.8	76.4
1999-2000	76.2	73.8	78.7

¹ These are the values for life expectancy at birth corresponding to the assumption of constant mortality used in one of the supplementary series of population projections given in this report. (Population Estimates, Bureau of the Census, July 1964.)

² Consistent with projections of mortality shown in: Social Security Administration, Illustrative United States Population Projections.

³ Derived from survival rates obtained by linear interpolation between current survival rates for 1960 and the survival rates projected by the Social Security Administration for 2000.

Source: Population Estimates, Bureau of the Census, July 1964, p. 24.

TABLE VIII: POPULATION BY STATE - 1947, 1957, 1976

Region	Thousands of Persons			Percent of National Population			Percent of Regional Population		
	1947	1957	1976	1947	1957	1976	1947	1957	1976
Washington	2,225	2,726	3,760	1.5	1.6	1.6	16.3	14.5	12.3
Oregon	1,364	1,742	2,148	1.0	1.0	0.9	10.4	9.1	7.0
California	9,912	13,871	24,344	6.8	8.2	10.1	72.5	74.7	79.5
Nevada	142	262	382	0.1	0.2	0.2	0.7	1.6	1.2

Source: Outdoor Recreation Resources Review Commission Study Report 23, 1962, p. 417.

TABLE IX: ACTUAL AND PROJECTED POPULATION CHANGES - CALIFORNIA - JULY 1950 - JULY 1975

<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1975</u>	Population (in thousands)		<u>1950-1960</u>	<u>1960-1970</u>
				Percentage Change			
10,674	15,855	19,922	22,467			48.54	25.66

Source: Arnold B. Barach, U.S.A. And Its Economic Future, 1964, Twentieth Century Fund, p. 130

TABLE X: JUDGMENT PROJECTIONS OF THE CALIFORNIA POPULATION
 1976 - 2000
 (In thousands)

Actual	Projected	
	1976	2000
15,717	23,744	41,272

Source: Outdoor Recreation Resources Review Commission Study Report 23, 1962,
 p. 6.

TABLE XI: ALTERNATIVE PROJECTIONS OF THE CALIFORNIA POPULATION
 1976 - 2000
 (In thousands)

1976				2000			
High Population		Low Population		High Population		Low Population	
High Migration	Low Migration	High Migration	Low Migration	High Migration	Low Migration	High Migration	Low Migration
24,980	23,100	22,901	21,111	45,110	39,811	35,363	30,986

Note: These figures include Armed Forces stationed in California, but not abroad.

Source: Outdoor Recreation Resources Review Commission Study Report 23, 1962,
 pp. 13-14.

TABLE XII: FERTILITY RATES
UNITED STATES, CALIFORNIA AND THE NINE BAY AREA COUNTIES - 1960

Statistical Area	Children Under Five Years Old Per 1000 Women 15-49 Years Old
United States	488
California	472
Urban	464
Central Cities	420
Urban Fringe	491
San Francisco Bay Area Counties	
Alameda	445
Contra Costa	488
Marin	474
Napa	412
San Francisco	339
San Mateo	463
Santa Clara	524
<u>Solano</u>	551
Sonoma	463

Source: United States Census, 1960.

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TABLE XIII: POPULATION FORECASTS FOR CALIFORNIA TO 2000

Source of Information	1970	1980	1990	2000
Stanford Research Institute, Menlo Park, 1960	.....	24,700	.....	.....
Twentieth Century Fund Survey, New York, 1964	19,922	.....	.....	41,272
California Dept. of Water Resources, Bulletin 58, Sacramento, 1957	20,000 ¹	25,600 ¹	31,200 ¹	36,200 ¹
Rapid Transit Study, San Francisco, 1956	20,038 ¹	25,589 ¹	31,212	36,330
Department of Finance, Sacramento, 1963	21,462	27,888	.....	.....
Department of Reclamation, U.S. Dept. of Interior, 1961	21,690	28,000	.....	.....
Department of Finance, Sacramento, 1963 (Provisional Projections)	21,734	28,137	.....	.....
Department of Finance, Sacramento, 1958	21,790	28,519	.....	.....
Outdoor Recreation Resources Review Commission Study Report 23, Washington D.C., 1962	.....	.....	36,733 ¹	45,110 ¹
Rounded Mean	21,000	27,300	33,049	39,728
Consultant's Projections (Increase)	21,500	28,000 (6,500)	36,000 (8,000)	46,000 (10,000)

¹ High projections.

Note: Figures are in thousands. 1964 population: 18,234,000

TABLE XIV: SELECTED POPULATION PROJECTIONS 1965 - 2000
 THE FOUR COUNTY NORTH BAY AREA¹
 (In thousands)

Source of Information	1970	1975	1980	1985	1990	2000
Rapid Transit Study San Francisco, 1956	690	829	998	1,194	1,392	1,634
Department of Finance Sacramento, 1963 Special Report	735.9	880.3	1,053.6	1,267	-----	-----
Northern California Metropolitan Study, 1960 (Karl H. Baruth)	<u>780</u>	<u>910</u>	<u>1,060</u>	<u>1,240</u>	<u>1,450</u>	<u>1,825</u>
Rounded Mean	736	874	1,028	1,234	1,421	1,730
Consultant's Projections (Increase)	750 (130)	890 (140)	1,050 (160)	1,240 (190)	1,450 (260)	1,810 (360)

¹ Marin, Napa, Solano, Sonoma Counties.

Central Solano County General Planning Program - 1965

TABLE XV: HOUSEHOLD SIZE
UNITED STATES, CALIFORNIA, NINE COUNTIES BAY AREA, SOLANO COUNTY

Area	Average	Household	Size ¹	
	1930	1940	1950	1960
United States	4.10	3.78	3.52	3.29
California	3.53	3.23	3.18	3.05
California Urbanized				3.02
Bay Area	3.56	3.19	3.20	3.02
Solano County				3.30 ²
Fairfield-Suisun				3.45
Green Valley - Cordelia				3.24
Travis Air Force Base				4.05

¹ 1930 figures represent total population per total number of "families" as defined by the Census for these years.

1940 and 1950 figures represent total population per total number of households.

1950 and 1960 figures represent total population living in households (excludes certain institutional population, etc.) per total number of households.

² Computed by dividing the population in housing units by the number of occupied units. Persons living in group quarters were not included.

Source: United States Census, 1960.
County and City Data Book, 1962.

TABLE XVI: POPULATION AGE GROUPS
SOLANO COUNTY - 1960

Population Characteristics	Total Population	Percent of Total
Under 5 years	17,001	12.63%
5 to 14 years	26,628	19.78
15 to 24 years	20,896	15.52
25 to 34 years	19,811	14.72
35 to 44 years	19,515	14.50
45 to 54 years	13,621	10.13
55 to 64 years	9,205	6.84
65 and over	7,920	5.88

Source: United States Census, 1960.

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**TABLE XVII: SELECTED PERSONAL INCOME,
POPULATION AND INCOME PER CAPITA - CALIFORNIA - 1960**

County	Personal Income ¹	Population	Income per Capita
Solano	\$ 300,568	134,597	\$2,307
Imperial	188,994	72,105	2,621
Inyo	26,536	11,684	2,271
Los Angeles	18,044,375	6,038,771	2,988
Orange	1,614,201	703,925	2,293
Riverside	651,756	306,191	2,128
San Bernardino	1,039,438	503,591	2,064
San Diego	2,589,963	1,033,011	2,507
San Luis Obispo	170,219	81,044	2,103
Santa Barbara	459,808	168,962	2,124
Ventura	461,107	199,138	2,315
Total, 10 Southern Counties	\$25,246,397	9,118,422	\$2,768
Fresno	827,326	365,945	2,260
Kern	689,151	291,984	2,361
Kings	110,530	49,954	2,201
Tulare	375,394	168,403	2,229
Total, 4 San Joaquin Valley Counties	\$ 2,002,401	876,286	\$2,263
Total, 14 Southern Counties	\$27,248,798	9,994,708	\$2,727
Total, 44 Northern Counties	\$15,873,202	5,722,496	\$2,766
Total California	\$43,122,000	15,717,204	\$2,744

¹ In thousands.

Source: Southern California Report, Research Division, Security First National Bank, Los Angeles, January 1965, pp. 94 and 124.

TABLE XVIII: CENTRAL SOLANO COUNTY PLANNING AREA
AGRICULTURAL PRODUCTION, 1954, 1964 FOR CROP YEAR 1964

Crop	Weight	Cost per Ton	Total	% Increase over 1954
Cherries:				
Royal Ann	144 ton Barreled	\$240.00	\$ 34,560	
Bing and Lamb	14 ton East	750.00	10,500	
	474 ton Local	580.00	274,900	
All others	38 ton Barreled	200.00	7,600	
	ton East			
	ton Local			
		Total	\$ 327,560	+54.0%
Apricots				
	3,417 ton Canned	\$110.00	\$ 375,870	
	1,187 ton SF-LA	125.00	148,375	
	292 ton (Dry Ton)	800.00	233,600	
		Total	\$ 757,845	+ 8.5%
Peaches				
	2,173 ton Canned	\$ 50.00	\$ 108,650	
	519 ton (Dry Ton)	540.00	280,260	
		Total	\$ 388,910	-52.0%
Bartlett Pears				
	26,423 ton Canned #1	\$ 90.00	\$2,378,070	
	1,922 ton Canned #2	55.00	105,710	
	2,453 ton Shipped	80.00	196,300	
	65 ton (Dry Ton)	560.00	36,400	
	ton Waste			
	31,324 ton Crop	Total	\$2,716,480	+69.5%
Hardy Pears				
	136 ton Canned #1	\$ 88.00	\$ 11,968	
Prunes				
	3,227 ton French	\$236.00	\$ 761,572	
	120 ton Sugars	250.00	30,000	
	115 ton Imperials	265.00	30,475	
		Total	\$ 822,047	- 7.8%
Total				\$5,024,810

Note: It should be remembered that this is only a comparison of two different years and not of a ten year average. Difference in growing seasons, weather conditions, etc., could vary the dollar value of each crop in a given year; hence these figures may not indicate a true trend of the horticulture farms for this district.

Source: Agricultural Commissioner, Solano County, March, 1965.

TABLE XIX: SOLANO COUNTY AGRICULTURAL PRODUCTION - 1952-64

Year	Fruit and Nut Crops	Truck Crops	Field Crops	Animal Production	Seed Crops	Total	% ¹ Change
1952	\$5,903,740	\$3,533,240	\$11,550,080	\$10,370,830	\$311,838	\$31,669,273	
1953	6,659,570	2,533,240	10,206,625	9,377,245	172,972	28,797,732	- 9.1
1954	7,420,290	2,562,128	10,383,078	9,210,632	347,595	29,923,723	+ 3.8
1955	8,380,366	3,461,625	9,544,618	8,744,905	167,898	30,309,412	+ 3.1
1956	8,748,981	4,138,232	10,072,475	8,679,245	113,102	31,752,035	+ 4.6
1957	6,387,105	3,165,807	11,466,770	10,245,973	124,266	31,479,921	- 0.9
1958	5,226,170	4,230,613	9,005,309	9,965,286	213,585	28,427,378	- 9.7
1959	7,854,917	3,995,600	12,628,570	10,416,245	455,305	35,350,637	+15.9
1960	7,620,549	6,105,777	12,963,867	10,389,652	262,629	37,342,474	+ 5.3
1961	7,136,000	5,357,600	12,397,000	8,470,790	232,070	33,593,460	-10.1
1962	7,096,900	7,238,500	14,475,500	9,937,750	177,850	38,926,500	+16.3
1963	8,997,300	5,456,600	14,546,100	10,089,600	236,600	39,326,000	+ 0.9
1964	9,427,300	9,009,000	16,687,500	11,420,800	246,500	46,791,100	+14.5

TABLE XIX: SOLANO COUNTY AGRICULTURAL PRODUCTION - 1952-64 (Cont'd.)

CLASSIFICATION OF ACREAGES	1949	1964	Change
Fruit and Nut Crops ²	20,054	20,120	+ 66
Truck and Seed Crops	5,203	16,624	+ 11,421
Field Crops	127,416	137,413	+ 9,997
Pasture and Fallow Land	259,174	170,263	- 88,911
Urban and Other	65,153	71,500	+ 6,347
Marsh Land	52,000	52,000	-----
Water	39,040	47,360	+ 8,320
Brush	15,000	14,000	- 1,000

161,000 Estimated Total County Population in 1964

344,420 Total Acres in Farms

143,000 Acres in Irrigated Farms (including double crop acreage)

Total Area - 911 Sq. Miles
 1949 583,040 Acres

Total Area - 827 Sq. Miles
 1964 529,280 Acres

¹ Percentage change over previous year

² Includes non-bearing acreage

Source: Agricultural Crop Report 1964, Solano County Department of Agriculture,
 summary page.

TABLE XX: VALLEJO - NAPA METROPOLITAN AREA EMPLOYMENT
WAGE AND SALARY WORKERS IN NONAGRICULTURAL ESTABLISHMENTS¹

Industry	September 1965		September 1964	
	(Thousands)	Per Cent	(Thousands)	Per Cent
Mineral extraction	0.2	0.4	0.2	0.4
Construction ²	2.9	5.1	2.7	5.0
Manufacturing	5.9	10.4	5.9	10.9
Transportation; Communica- tion; Electric, Gas & Sanitary Services	3.0	5.3	2.8	5.2
Trade, Wholesale & Retail	10.2	17.8	9.7	17.9
Finance, Insurance & Real Estate ³	1.7	3.0	1.6	2.9
Services	7.3	12.8	7.0	12.9
Government ⁴	<u>25.9</u>	<u>45.2</u>	<u>24.2</u>	<u>44.8</u>
Total	57.1	100.0%	54.1	100.0%

¹ Does not include employers, own-account workers, unpaid family workers, domestic servants, and agricultural workers.

² Includes employees of construction contractors and operative builders; does not include force-account and government construction workers.

³ Excludes employees of operative builders.

⁴ Includes all civilian employees of Federal, State and local governments regardless of the activity in which the employee is engaged. Includes employees of the State, public schools, and special districts.

Source: State of California, Department of Industrial Relations, California Labor Statistics Bulletin, Metropolitan Areas, Sept., 1965.

TABLE XXI: PROJECTED INDUSTRIAL LAND REQUIREMENTS
FOR THE SAN DIEGO METROPOLITAN AREA IN 1985

Industrial Category	Projected Employment	Projected Employees Per Net Acre	Net Land Required in Acres
Manufacturing			
Food and kindred products	4,600	25	184
Textile and apparel products	3,200	40	80
Furniture, lumber & wood products	950	15	63
Printing, publ. & allied products	9,000	60	150
Chemicals	650	5	130
Stone, clay and glass products	650	12	54
Metals	2,000	12	167
Nonelectrical machinery	1,000	18	56
Electrical machinery	9,200	30	307
Ordnance & aircraft	25,000	38	658
Shipbuilding and repair	3,300	50	66
Miscellaneous durables	15,000	18	833
Miscellaneous nondurables	2,550	18	142
Subtotal	77,100	27	2,890
Nonmanufacturing			
Research and development	4,300	20	125
Wholesaling	15,150	10	1,515
Construction	30,600	100	306
Warehousing	n.a.	n.a.	324 ²
Subtotal	50,050 ¹	21	2,360
Total	127,150 ¹	24 ¹	5,250

¹ Excludes warehousing employment, which is not readily available but would be (if obtainable) a relatively low figure.

² Projected using a standard of 0.20 acres per 1000 persons.

Source: City of San Diego Planning Department survey of local industrial firms and San Diego General Plan, 1985.

TABLE XXII: EARNINGS AND HOURS

Annual averages of earnings and hours in manufacturing industries for 1963 and 1964 in the major metropolitan areas of California.

Metropolitan Area	Average Weekly Earnings			Average Hourly Earnings			Average Hours Per Week		
	Sept. 1965	1964	1963	Sept. 1965	1964	1963	Sept. 1965	1964	1963
Los Angeles - Long Beach	\$122.91	\$116.76	\$113.93	\$3.01	\$2.89	\$2.82	40.7	40.4	40.4
San Francisco - Oakland	133.25	126.01	122.85	3.32	3.19	3.11	39.9	39.5	39.5
San Diego	134.89	126.86	122.49	3.27	3.14	3.07	41.2	40.4	39.9
Anaheim - Santa Ana - Garden Grove	124.64	120.07	117.22	3.05	2.95	2.88	40.7	40.7	40.7
San Jose	127.07	121.10	118.78	3.18	2.99	2.94	40.3	40.5	40.4
San Bernardino - Riverside - Ontario	122.70	120.07	116.24	3.01	2.95	2.87	40.9	40.7	40.5
Sacramento	139.40	129.77	126.89	3.35	3.22	3.11	40.9	40.3	40.8
Fresno	107.33	98.94	94.49	2.69	2.55	2.48	39.0	38.8	38.1
Bakersfield	140.19	128.93	123.52	3.35	3.16	3.02	41.1	40.8	40.9
Stockton	126.85	117.22	111.76	3.05	2.88	2.78	40.7	40.7	40.2
Vallejo - Napa	117.87	107.35	103.09	3.12	2.84	2.72	38.0	37.8	37.9

Note: Differences in average earnings between metropolitan areas do not necessarily reflect differences in wage rates. The industrial composition of the factory workers and the length of the work week are important factors.

Source: "California Labor Statistics Bulletin - Metropolitan Areas," Department of Industrial Relations, Division of Labor Statistics and Research, December, 1964, pp. 19-20.

TABLE XXIII: MEDIAN SCHOOL YEARS COMPLETED BY PERSONS
25 YEARS OF AGE AND OLDER - 1960

State	School Years Completed
Utah	12.2
Alaska	12.1
California	12.1
Colorado	12.1
Nevada	12.1
Washington	12.1
Wyoming	12.1
Idaho	11.8
Oregon	11.8
Kansas	11.7
Massachusetts	11.6
Montana	11.6
Nebraska	11.6
Arizona	11.3
Hawaii	11.3
Iowa	11.3
New Mexico	11.2
Delaware	11.1
Connecticut	11.0
Maine	11.0
Solano County	11.9
U. S. Average	10.9

Sources: National Education Association.
U. S. Department of Commerce, Bureau of the Census, 1960.

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TABLE XXIV: REQUIREMENTS FOR GOLF FACILITIES ON A POPULATION RATIO BASIS FOR ELEVEN WESTERN STATES

State	Population 1963	Total Courses	Population per Course
Wyoming ¹	337,000	29	11,621
Montana	707,000	47	15,043
Idaho	713,000	41	17,390
Nevada	368,000	21	17,524
New Mexico	1,018,000	50	20,360
Arizona	1,559,000	70	22,271
Oregon	1,826,000	80	22,825
Colorado	1,961,000	79	24,823
Washington	2,050,000	118	25,847
Utah	983,000	32	30,719
California ²	<u>17,590,000</u>	<u>474</u>	<u>37,719</u>
Total	30,112,000	1,041	28,926

¹ Highest ratio of golf courses to population.

² Lowest ratio of golf courses to population.

Source: "Information Sheet ST2," National Golf Foundation, 1962.

Consultant's compilation from: Statistical Abstract of the U. S. 1964,
U. S. Department of Commerce, p. 11.

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TABLE XXV: REGISTRATION OF MOTOR VEHICLES AND TRAILERS, 1950-1964
SOLANO COUNTY

	1950	1960	1962	1964
Motor Vehicles	44,072	66,341	75,807	83,261
Number per 100 persons	40.0	47.7	51.5	54.9

Source: California Statistical Abstract, 1963.
Department of Motor Vehicles, Vallejo Office, 1965.

TABLE XXVI: REGISTRATION OF MOTOR VEHICLES
BY TYPE OF VEHICLE, 1962-1964
SOLANO COUNTY

	1962	1964
Passenger Vehicles	58,487	63,576
Commercial Vehicles	8,472	9,320
Trailers	8,046	8,577
Motorcycles	802	1,788
Total Vehicles	75,807	83,261

Source: California Statistical Abstract, 1963.
Department of Motor Vehicles, Vallejo Office, 1965.

TABLE XXVII: VEHICULAR TRAFFIC - BRIDGES

Toll Bridge	1958	1960	1962	1964 ¹
San Francisco - Oakland	35,961,085	39,026,394	40,968,233	47,044,371
Golden Gate	16,847,827	19,325,954	21,768,064	24,759,228
Richmond - San Rafael	2,781,716	3,338,427	3,869,162	4,458,903
Carquinez	1,089,057	12,892,791	14,063,274	14,244,852
Benicia (opened 9/16/62)			524,692	3,002,688

¹ Source for 1964: California Division of Bay Toll Crossings and the Golden Gate Bridge and Highway District.

Source: San Francisco Chamber of Commerce, 1963, 1964.

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TABLE XXVIII: EXISTING SAN FRANCISCO BAY CROSSINGS - ESTIMATED DISTRIBUTION OF
TRAFFIC ASSUMING THAT NO NEW CROSSINGS WILL BE CONSTRUCTED BEFORE THE END OF 1980
(In Thousands)

	San Fran. - Oakland Bridge	S. M. - Hayward Bridge	Dum- barton Bridge	Total S. Bay Bridges	Golden Gate Bridge	Rich.- S.R. Bridge	Total N. Bay Bridges	Total Five Bridges
Est. Traffic 1961	40,536	3,745	2,677	46,958	20,680	3,614	24,294	71,252
A.R.G. ¹ 1961-65	3.0	5.0	10.0		3.5	8.0		
A.R.G. 1965-70	1.5	5.0	5.0		2.0	6.0		
A.R.G. 1970-75	1.0	4.0	2.0		1.0	5.0		
A.R.G. 1975-80	0.5	3.0	1.0		0.5	3.0		
E.V. ² 1965	45,644	4,554	3,919	54,117	23,741	4,915	28,656	82,773
E.V. 1970	49,159	5,811	5,001	59,971	26,210	6,576	32,786	92,757
E.V. 1971	49,651	6,043	5,101	60,795	26,472	6,905	33,377	94,172
E.V. 1975	51,666	7,072	5,521	64,259	27,547	8,391	35,938	100,197
E.V. 1980	52,958	8,196	5,803	66,957	28,236	9,725	37,961	104,918
Est. Capacity	45,000	18,000	5,000	68,000	25,000	25,000	50,000	118,000

¹ A.R.G. = % Annual Rate of Growth

² E.V. = Estimated Volume

Source: Bay Area Council, "Facts", August 1964.

TABLE XXIX: CIVILIAN AIR FACILITIES OF 4 NORTH BAY COUNTIES

City	Name of Airport	Direction and distance from city served (miles)		Length of longest run- way in feet		Services	Approach System(s)
MARIN COUNTY							
Novato	Marin County Airport	NNE	2.6	3000	P	G	--
Sausalito	Commodore Air Service	N	2.0	10000 (Seaplanes)		G	--
NAPA COUNTY							
Calistoga	Calistoga Airpark	ENE	0.2	2800	P	G	--
Napa	Napa County Airport	S	5.5	5330	P	G	--
SOLANO COUNTY							
Rio Vista	Rio Vista Municipal Airport	NW	1.0	2500	P	L	--
Vacaville	Nut Tree Airport	NE	2.0	1900	P	G	--
Vacaville	Vacaville Airport	SW	1.5	2100	P	G	--
SONOMA COUNTY							
Cloverdale	Cloverdale Airpark	SE	1.0	2800	P	G	--
Healdsburg	Healdsburg Munic. Airport	NW	3.0	2100	O	G	--
Petaluma	Petaluma Sky Ranch	NE	2.0	1900	P	G	--
Santa Rosa	Santa Rosa Metropol. Airport	NW	2.0	3200	P	G	--
Santa Rosa	Sonoma County Airport	NW	7.0	5000	P	G	--
Sonoma	Sonoma Airport	S	5.0	3000	B	L	--

P - Paved

O - Oiled or graveled

B - Bare--dirt or grass

G - Airport has gas available and is attended during normal working hours
(corresponds to FAA definition of general-use airport).L - Lacks one or both of the above features (corresponds to FAA definition
of limited use airport).Source: Guide to Industrial Locations in the San Francisco Bay Area, Bay Area Council 1964.

TABLE XXX: SELECTED LIST OF AIR FORCE-CIVILIAN AIRPORTS
WESTERN UNITED STATES, 1965

Military bases located on the same field as municipal airports

Yuma MCAAS/Yuma County Airport, Arizona
Kirtland AFB/Albuquerque Sunport, New Mexico
Amarillo AFB/Amarillo Municipal, Texas
Sheppard AFB/Wichita Falls, Texas

Civilian airports which have military operations on the field

Fort Smith, Arkansas
Sky Harbor, Phoenix, Arizona
Hayward, California
Long Beach Municipal, California
Monterey Peninsula, California
Peterson Airport, Colorado Springs, Colorado
Boise Air Terminal, Idaho
Great Falls International, Montana
Will Rogers World, Oklahoma City, Oklahoma
Kingsley Field, Klamath Falls, Oregon
Portland International, Oregon
Salt Lake City No. 1, Utah
Paine Field-Snohomish County, Everett, Washington
Spokane International, Washington
Cheyenne Municipal, Wyoming

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TABLE XXXI: CENTRAL SOLANO COUNTY - HOUSING CHARACTERISTICS, 1960

Housing Characteristics	Green Valley - Cordelia Division		Fairfield-Suisun Division		Travis Air Force Base	
	Units ¹	Per Cent	Units ¹	Per Cent	Units ¹	Per Cent
<u>Tenure & Vacancy Status</u>						
All housing units	491	100.0	6,384	100.0	1,671	100.0
Owner occupied	233	47.4	3,288	51.5	59	3.5
Renter occupied	144	29.0	2,456	38.5	1,562	93.4
Available vacant	16	3.3	393	6.1	45	2.1
For rent	11	2.2	275	4.3	45	2.1
For sale only	5	0.1	118	1.8	--	---
Other vacant	98	19.9	249	3.9	5	0.3
<u>Condition & Plumbing</u>						
All housing units	491	100.0	6,384	100.0	1,671	100.0
Sound	293	59.6	4,938	77.3	1,663	99.5
Lacking private toilet or bath or running water	9	1.5	41	0.6	1	0.06
Deteriorating	122	24.8	1,048	16.4	6	0.35
With all plumbing facilities	91	18.5	934	14.6	6	0.35
Lacking private toilet or bath or running water	31	6.3	102	1.6	--	---
Dilapidated	76	15.5	256	4.0	2	0.12
<u>Number of Rooms</u>						
All housing units	491		6,384		1,671	
Median	4.8		4.7		4.6	
<u>Number of Persons</u>						
All occupied housing units	377		5,742		1,621	
Median	2.8		3.2		3.9	

¹ Total dwelling units in the three Divisions = 8,546.

Source: "Census Tract and Other Census Data for Solano County, California," Solano County Planning Commission in cooperation with the United States Bureau of the Census, pp. 19-21. (Compiled from the 1960 Census of Population.)

TABLE XXXII: WHOLESALE TRADE - EMPLOYMENT PER 1,000 POPULATION
IN SELECTED AREAS AND CITIES OF CALIFORNIA
1954 and 1958

Area	Employment per 1,000 Population		
	1954	1958	1963
California	20	20	17.5
Solano County	4	4	4.5
City of Vallejo	7	6	4.8
San Francisco-Oakland SMSA ¹	25	26	32.4
San Jose SMSA	17	11	12
Eureka	29	31	24
Monterey	20	14	13
National City	13	16	19
Salinas ²	126	127	
Santa Cruz	8	13	12
Santa Rosa	26	21	23
Stockton	28	42	35
Watsonville	23	25	14
Woodland	8	7	12

¹ Standard Metropolitan Statistical Area

² 1963 population not estimated

Source: U. S. Census of Business, 1954 and 1958.

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TABLE XXXIII: SELF-ASSESSED TRANSACTIONS TAXABLE UNDER
 THE SALES AND USE TAX LAW BY TYPE OF BUSINESS
 1954, 1958, 1962, 1963 - SOLANO COUNTY
 (In Thousands)

Type of Business	1954	1958	1962	1963
Total	\$91,276	\$110,228	\$139,671	\$156,243
Retail Stores	76,856	91,460	119,351	134,116
Apparel Stores	4,408	5,002	5,575	6,307
General Merchandise Stores	11,502	15,427	21,236	25,534
Specialty Stores	3,056	3,553	5,118	5,054
Food Stores	6,563	8,477	11,105	11,699
Packaged Liquor Stores	2,605	3,053	3,685	4,364
Eating and Drinking Places	9,890	11,060	14,304	15,153
Drug Stores	2,786	3,490	3,246	3,596
Home Furnishings & Appliance Stores	6,621	6,170	7,376	7,659
Building Mtl. & Farm Implement Stores	6,118	7,498	10,674	13,035
Motor Vehicle Dealers	17,734	20,575	27,744	31,775
Service Stations & Auto Supply Stores	3,948	4,310	5,520	5,792
Other Retail Stores	1,625	2,845	3,768	4,148
Itinerant and Mail-Order Vendors	n.a.	n.a.	456	554
Business and Personal Services	2,742	4,742	5,247	5,201
Hotels, Motels and Resorts	257	574	651	828
Garages	804	1,624	1,409	1,507
Other Services and Repairs	1,681	2,544	3,187	2,866
Mfg. Whlsng., Contr., & Mis. Outlets	11,678	14,026	14,617	16,372
Contrs. & Building Materials Dealers	4,906	5,409	6,614	8,427
All Other Outlets	6,772	8,617	8,003	7,945

Source: California Statistical Abstract 1964, Economic Development Agency of the State of California, 1965, Table S-20, p. 243.

TABLE XXXIV: REQUIREMENTS FOR BOWLING FACILITIES ON A POPULATION BASIS FOR ELEVEN WESTERN STATES - 1964

State	Population ¹	Alleys ²	Lanes	Population per Lane
Wyoming	337,000	51	529	637 (highest)
Montana	707,000	103	906	784
Idaho	713,000	77	880	810
Nevada	368,000	29	426	864
Colorado	1,961,000	150	2,264	866
Oregon	1,826,000	136	2,078	879
Utah	983,000	63	1,016	881
Washington	3,050,000	231	3,287	928
Arizona	1,559,000	70	1,192	1,308
New Mexico	1,018,000	55	778	1,309
California	<u>17,590,000</u>	<u>638</u>	<u>12,423</u>	<u>1,415 (lowest)</u>
Total	30,112,000	1,603	25,779	1,168

¹ Population figures are 1963 estimates; bowling figures are for April 1964.

² From data published by the American Bowling Congress; figures refer only to those bowling establishments certified by the Congress, and since the percentage of establishments certified in comparison with those uncertified is unknown, the accuracy of these ratios is questionable.

Source: "Certification Progress Report (As of April 30, 1964)," American Bowling Congress.

Consultant's compilation from: Statistical Abstract of the U. S. 1964, U. S. Department of Commerce, p. 11.

